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Ontario Valuation Manual

Residential and Farm



Ontario

Ministry
of
Revenue



Important Message to Manual Purchasers

(Note: This message does not apply to Ministry of Revenue employees)


Update Service The purchase price of this manual includes an updating service to December, 1986.

Procedure To ensure that you receive updates to your manual:

1. Complete, detach and mail the postcard provided below.
2. Read the subject "How to Use Your Manual" found at the front of your manual. This will explain the steps to follow when amendments are received.
3. Remove this page from your manual after following the above steps.

DETACH HERE

DETACH HERE



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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SUBJECT

HOW TO USE YOUR MANUAL

SUMMARY

This manual is designed to be easy to use,
easy to reference, and easy to update.

It is divided into: TABS
 SECTIONS
 SUBJECTS

TABS

Tabs are the major divisions of this manual.
They are physically separated by dividers.
The Tab dividers show the title of the contents
that follow.

The tab number appears at the top of each page
as part of the procedure number.

RESIDENTIAL

SECTIONS

Sections are divisions of a Tab. The Section
dividers show 4 digits representing the Tab number
and Section number. The 4 digits are followed
by the name of the Section. The Section number
appears at the top of each page as part of the
procedure number.



RESIDENTIAL

0202 - Single Family Dwellings

0203 - Additions &



SUBJECTS

Subjects are divisions of a Section. There are no Subject dividers. The Subject number appears at the top of each page as part of the procedure number.

NUMBERING

This manual uses a numbering system which combines an Alpha Prefix with a 6 digit number. The Alpha Prefix identifies the manual and the 6 digit number represents the TAB, SECTION and SUBJECT.

EXAMPLE:

ONTARIO VALUATION MANUAL BASE YEAR 1980	SECTION	VM- 0203-06
	SUBJECT	ADDITIONS & DELETIONS PLUMBING FIXTURES

VM - represents the Manual name (Ontario Valuation Manual)

02 - is the Tab number (Residential)

03 - is the Section number (Additions & Deletions)

06 - is the Subject number (Plumbing Fixtures)

RETRIEVAL OF INFORMATION

1. Refer to the Table of Contents/Subject Index located at the front of each Tab.
2. Use the procedure location number to find the information.

SUBJECT

HOW TO USE YOUR MANUAL

CHANGES TO
CONTENTS

If you notice any information in this manual which you know to be inaccurate, submit the amendment to the individual responsible for the distribution of this manual.

UPDATING AND
AMENDING
TABS

This system does away with the need to keep covering letters. When you receive amendments with a covering memo, turn to the appropriate Amendment Record sheet located at the front of each Tab.

The Amendment Record sheet has been designed to record all amendments, sequentially by number and date. This simple system allows the user to determine whether or not he/she has received all revisions to a manual. It also eliminates any need to store covering letters in front of the manual.

IMPORTANT: Each Tab has its own Amendment Record.

EXAMPLE:

VM-02

MANUAL

ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SUBJECT

AMENDMENT RECORD

No.	Date	No.	Date	No.	Date	No.	Date	No.	Date
1	3 May 84	27		53		79		105	
2	6 June 84	28		54		80		106	
3	12 Aug. 84	29		55		81		107	
4	1 Oct., 84	30		56		82		108	



UPDATING AND
AMENDING
(Cont'd)

When amendments are received:

1. Turn to the front of the appropriate Tab. (The Tab that the change applies to).
2. Locate, on the Amendment Record, the number (in the preprinted column) that corresponds to the amendment number on the covering memo.
3. Enter the date (day, month, year) you receive the amendments next to the appropriate number on the Amendment Record.
4. Note any previous amendments which may be missing and contact the individual responsible for distribution of this manual.
5. Remove old pages (if any); add new pages as per listing on Amendment Notice.
6. Destroy old pages and Amendment Notice.

NOTE: Manual purchasers are required to complete an Update Information Notice in order to receive amendments. See the following subject "Important Message to Manual Purchasers." This does not apply to Ministry of Revenue employees.

VM MANUAL
CONTENTS

This manual is divided into 6 tabs:

- TAB 01 - General (reserved for future use)
- 02 - Residential
 - 03 - Farm
 - 04 - Commercial
 - 05 - Industrial
 - 06 - Special

NOTE: Due to size restrictions, not all the Tabs are contained in one binder.



Ministry
of
Revenue

Ontario

VM

ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SUBJECT

The Ontario Valuation Manual has been prepared by the Property Assessment Program to guide property assessors in estimating the market value of real property.

While it is the policy of the Property Assessment Program to encourage property assessors to use the Manual as a working guide, it is the assessor's judgement and discretion which must always be exercised in the final determination of the assessment of real property, in compliance with the authority contained in the Assessment Act.

W.J. Lettner, M.I.M.A.,
Assistant Deputy Minister,
Ontario Property Assessment
Program.

June, 1985



Ontario

Ministry
of
Revenue

VM- 0000-00

ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

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*No Content Issued.

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June 1, 1985

#1

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AMENDMENT RECORD

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RESIDENTIAL BUILDING COSTS





ONTARIO VALUATION
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SECTION

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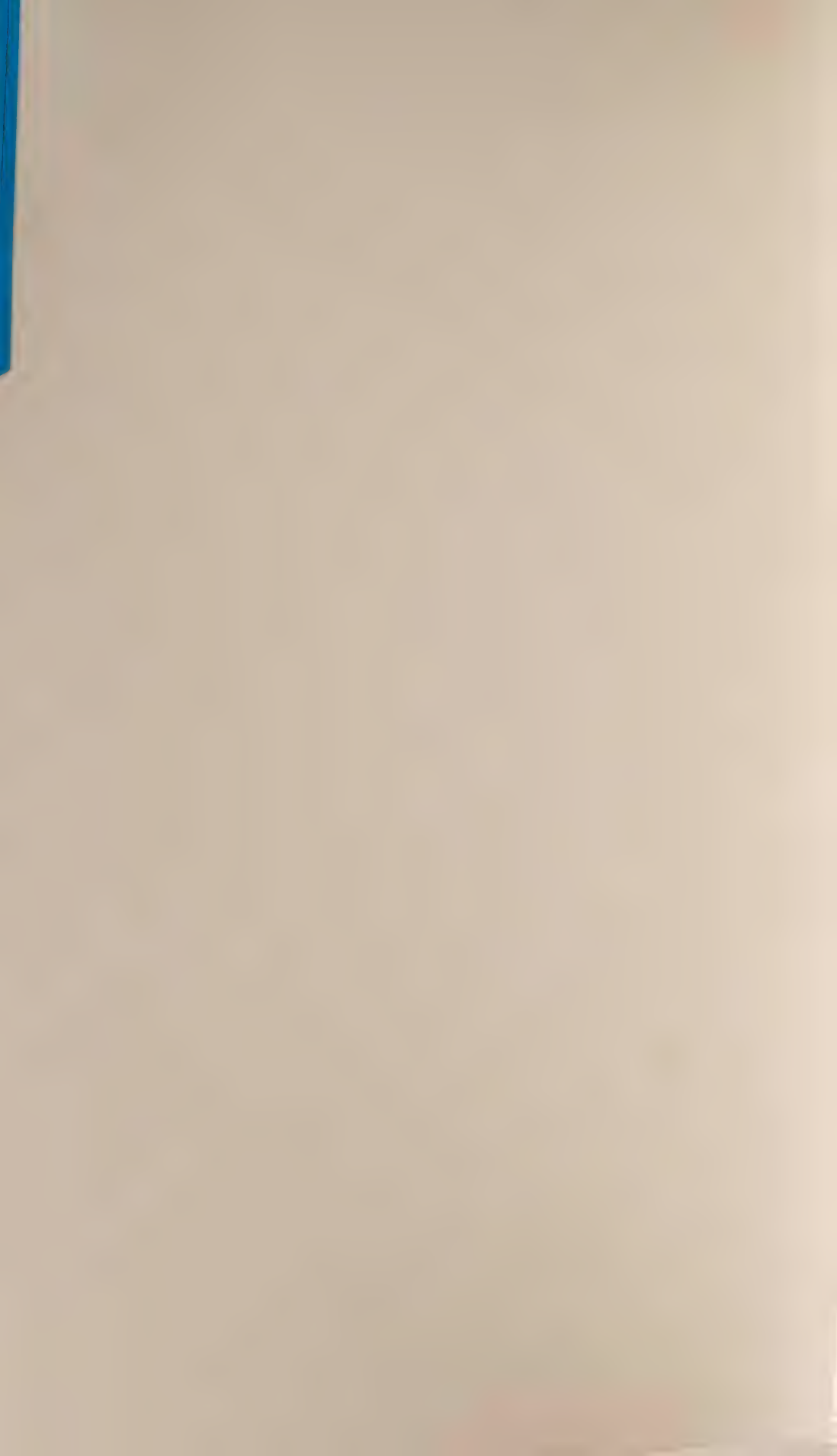


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SECTION

INTRODUCTION

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**RESIDENTIAL BUILDING COSTS
TAB OVERVIEW**

The Residential Manual is divided into eight Sections as follows:

Section 01 - Introduction

02 - Single Family Dwellings

03 - Additions & Deletions

04 - Multiple Dwellings

05 - Special Type Dwellings

06 - Component Cost Method

07 - Life Tables

08 - Miscellaneous

Certain revisions have been made to the Basement, Garage and Apartment sections, and additional material has been published in respect to Special Type Dwellings such as Post and Beam, Log, Manufactured Homes and Cottages.



ONTARIO VALUATION
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SECTION

INTRODUCTION

SUBJECT

MANAGEMENT MANDATE LETTER

INTRODUCTION

This Residential Section of the Ontario Valuation Manual has been produced by the Ontario Ministry of Revenue, Assessment Division with the cooperation of many people in the home building industry to whom we are grateful.

Although information was supplied by contractors throughout the Province, the rates developed represent costs in the Greater Metropolitan Toronto Area in mid 1980.

It would be appreciated if any errors or omissions were brought to the attention of the Assessment Division.



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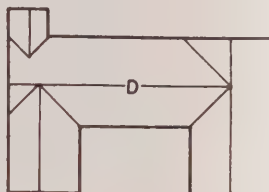
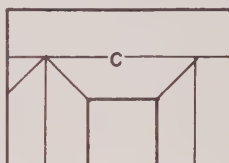
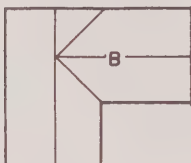
SECTION

INTRODUCTION

SUBJECT

RESIDENTIAL SHAPE

RESIDENTIAL SHAPE ILLUSTRATIONS



The following Table is a guide to shape classification by comparison of perimeter to area.

To use, find living area of building and the perimeter of this area. Then on the table, find which shape class corresponds to the area and perimeter of the subject building.

Notice that the suggested perimeters in each area group overlap between classes. This is due to consideration being given to the extra cost incurred in building corners and framing irregular roofs. If the perimeter falls into this overlapping area, shape is determined by considering the number of corners and roof.

Example: If you have a residence of 800 sq. ft. and a perimeter of 118 feet, you would classify it as an A shape if it has four corners and a B shape if it has six or more corners.

DATE

April 1, 1983

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INTRODUCTION
BASE YEAR 1980

SUBJECT

RESIDENTIAL SHAPE

SHAPE TABLES

FLOOR AREA	SHAPE	PERIMETER
600	A	98 - 104
	B	100 - 113
	C	109 - 122
	D	118 - Up
700	A	106 - 112
	B	108 - 122
	C	118 - 132
	D	128 - Up
800	A	113 - 120
	B	116 - 131
	C	127 - 141
	D	137 - Up
900	A	120 - 127
	B	123 - 139
	C	135 - 150
	D	146 - Up
1000	A	126 - 134
	B	130 - 146
	C	142 - 158
	D	154 - Up
1100	A	133 - 141
	B	137 - 153
	C	149 - 166
	D	162 - Up
1200	A	139 - 147
	B	143 - 160
	C	156 - 173
	D	169 - Up
1300	A	144 - 153
	B	149 - 167
	C	163 - 180
	D	176 - Up

FLOOR AREA	SHAPE	PERIMETER
1400	A	150 - 159
	B	155 - 173
	C	169 - 187
	D	183 - Up
1500	A	155 - 164
	B	160 - 179
	C	175 - 194
	D	190 - Up
1600	A	160 - 170
	B	166 - 185
	C	181 - 200
	D	196 - Up
1700	A	165 - 175
	B	171 - 190
	C	186 - 206
	D	202 - Up
1800	A	170 - 180
	B	176 - 196
	C	192 - 212
	D	208 - Up
2000	A	179 - 190
	B	186 - 207
	C	203 - 224
	D	220 - Up
2200	A	188 - 199
	B	195 - 217
	C	213 - 235
	D	231 - Up
2400	A	196 - 208
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	C	222 - 245
	D	241 - Up



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SECTION

INTRODUCTION

SUBJECT

UPPER STOREY ADJUSTMENTS

One and one-quarter and
one and one-half Storey Residences

Such structures have limited ceiling heights. The pitch of the roof determines the correct percentage to be applied. The second storey cost factor for this type of structure is selected on the basis of the overall quality of the structure, character of construction and the shape of the appropriate first storey. The size used in determining the rate is the actual finished area of the second floor. The finished second-storey rate is then found by multiplying the cost factor by the appropriate percentage shown on the following page. Areas less than 4 ft. high should not be included in finished area calculations. Where dormers are found, the second storey rate should be charged against the additional living area afforded by them.

One and Three Quarter Storey Residences

These structures have limited ceiling heights. If the height of the second floor exterior wall is less than 5.5 feet the appropriate second floor factor is 55%. The second storey cost factor for this type of structure is selected on the basis of the overall quality of the structure, character of construction and the shape as determined by the sidewall of the second floor. The size used in determining the rate is the actual finished area of the second floor. Once the rate is determined it is charged against the finished area of the second storey. Areas less than 4 ft. high should not be included in finished area calculations. Dormers are to be treated in the same manner as in the one and one-half storey residence.

Full Two Storey Single Residences

The second storey cost factor is determined by using 60% of a first-storey cost factor, selected on the basis of the overall quality of the structure, character of construction, shape and size of the second storey. The exterior wall height is 5.5 feet or more. The adjusted cost factor is applied to the area of the second storey based on exterior measurements.

Third Storeys

Third storey cost factors are derived by adding 2% to the second storey cost factor. The adjusted cost factor is applied to the specified living area.

Plexes

The cost factor for self-contained units on the second floor is arrived at by adding 15% to the appropriate second floor cost factor. Included in this rate are the additional costs of kitchen cabinets, partitions, plumbing, closets and separate entrances.



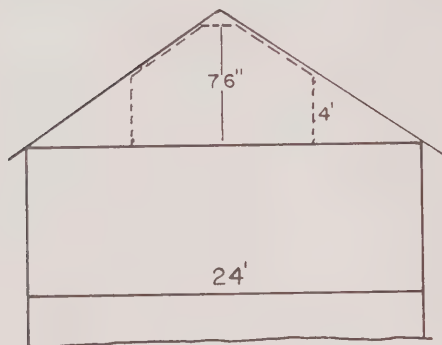
INTRODUCTION

BASE YEAR 1980

SUBJECT

UPPER STOREY
ADJUSTMENTS

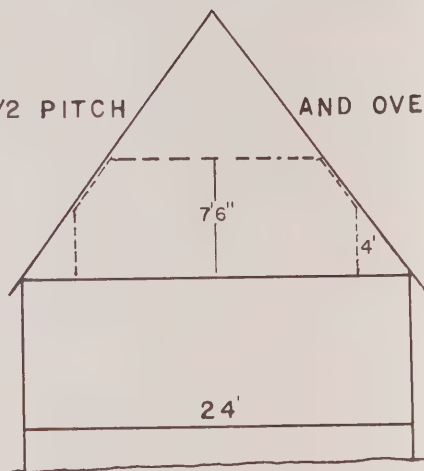
UNDER 1/2 PITCH



A

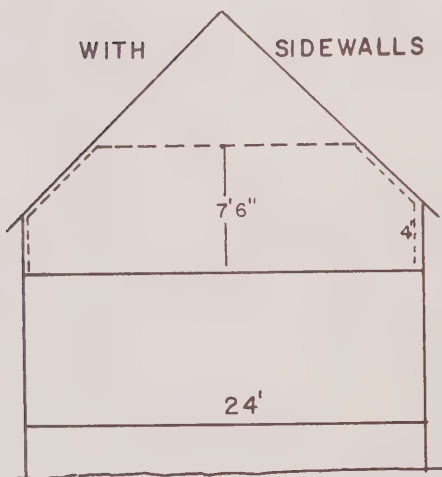
1/2 PITCH

AND OVER



B

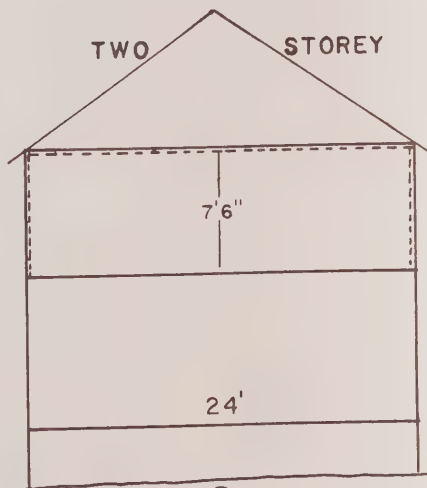
WITH SIDEWALLS



C

TWO

STOREY



D

SECOND STOREY PERCENTAGES

ILLUSTRATION

PERCENTAGE

A	1 1/4 STOREYS	35 %
B	1 1/2 STOREYS	45 %
C	1 3/4 STOREYS	55 %
D	2 STOREYS	60 %



ONTARIO VALUATION
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SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

OVERVIEW

GENERAL COMMENTS

The Specifications and cost factors for single-family residential structures which follow are developed for "C" and "D" character of construction classes. Current construction techniques and components are considered in the specifications for the various quality classes. Those structural units as described in the specifications are included in the basic cost factors.

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SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 1

GENERAL DESCRIPTION: Simple rectangular plan, built on mudsills. Exterior finishes of minimal quality.

EXTERIOR: Walls - Utility grade wood siding.
Windows - Utility grade wood sash, single glazed.
Doors - Utility grade wood slab type.

ROOF: Type - Simple gable.
Finish - Rolled roofing.
Overhang
& Gutters - Minimal overhang with no gutters.

INTERIOR FINISHES: General - Minimal utility grade millwork. Painted.
Floors - Painted.
Walls - Painted.
Ceiling - Unlined.
Closets - None.
Kitchen - None.
Bathroom - None.

PLUMBING: None.

ELECTRICAL: 60 Amp. service. Minimum number of outlets.

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SECTION	SUBJECT
SINGLE FAMILY DWELLINGS BASE YEAR 1980	COST FACTORS

SHAPE	CLASS 1							CONSTRUCTION: CLASS D		
A	300 9.90	400 8.95	500 8.15	600 7.60	700 7.10	800 6.65	900 6.35	1000 6.15	1100 5.95	1200 5.85
	1200 5.85	1300 5.75	1400 5.65	1500 5.50	1600 5.50	1800 5.40	2000 5.40	2400	2800	3200
B	300 10.00	400 9.05	500 8.25	600 7.70	700 7.20	800 6.75	900 6.45	1000 6.25	1100 6.05	1200 5.95
	1200 5.95	1300 5.85	1400 5.75	1500 5.65	1600 5.65	1800 5.50	2000 5.50	2400	2800	3200
C	300 10.10	400 9.15	500 8.30	600 7.80	700 7.30	800 6.85	900 6.55	1000 6.35	1100 6.15	1200 6.05
	1200 6.05	1300 5.95	1400 5.85	1500 5.75	1600 5.75	1800 5.60	2000 5.60	2400	2800	3200
D	300 10.40	400 9.45	500 8.65	600 8.10	700 7.60	800 7.15	900 6.85	1000 6.65	1100 6.45	1200 6.35
	1200 6.35	1300 6.25	1400 6.15	1500 6.05	1600 6.00	1800 5.95	2000 5.95	2400	2800	3200



ONTARIO VALUATION
MANUAL
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SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 2

GENERAL DESCRIPTION: Simple rectangular plan built on masonry piers.
Exterior and interior finishes of minimal quality.

EXTERIOR: Walls - Utility grade wood siding.
Windows - Utility grade wood sash single glazed.
Doors - Utility grade wood slab type.

ROOF: Type - Simple gable.
Finish - Rolled roofing or low quality asphalt shingles.
Overhang
& Gutters - Narrow overhang, no gutters.

INTERIOR FINISHES: General - Minimal utility grade millwork. Painted.
Floors - Painted.
Walls - Painted.
Ceilings - Painted fibreboard.
Closets - None.
Kitchen - Utility grade painted wood cabinets with
hardboard counter top.
Bathroom - None.

PLUMBING: None.

ELECTRICAL: 60 Amp. service. Minimal number of outlets.

DATE

April 1, 1983

PAGE 1 OF 2



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE

CLASS 2

CONSTRUCTION: CLASS D

A	300 15.75	400 14.60	500 13.65	600 12.95	700 12.30	800 11.90	900 11.45	1000 11.05	1100 10.85	1200 10.70
	1200 10.70	1300 10.55	1400 10.40	1500 10.30	1600 10.30	1800 10.20	2000 10.20	2400	2800	3200
B	300 16.15	400 15.00	500 14.05	600 13.35	700 12.70	800 12.25	900 11.85	1000 11.45	1100 11.25	1200 11.05
	1200 11.05	1300 10.95	1400 10.80	1500 10.70	1600 10.70	1800 10.60	2000 10.60	2400	2800	3200
C	300 16.45	400 15.30	500 14.35	600 13.60	700 13.05	800 12.60	900 12.15	1000 11.75	1100 11.55	1200 11.35
	1200 11.35	1300 11.25	1400 11.15	1500 11.05	1600 11.00	1800 10.90	2000 10.90	2400	2800	3200
D	300 16.60	400 15.50	500 14.55	600 13.85	700 13.25	800 12.80	900 12.35	1000 11.95	1100 11.75	1200 11.55
	1200 11.55	1300 11.45	1400 11.35	1500 11.20	1600 11.20	1800 11.10	2000 11.10	2400	2800	3200



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 3

GENERAL DESCRIPTION: Simple rectangular or square plan built on masonry piers. Exterior and interior finishes of minimal quality.

EXTERIOR: Walls - Utility grade wood siding, asbestos shingles, insul-brick siding or clay tile.
Windows - Fixed wood sash with single glazing. Fixed screens.
Doors - Inexpensive panel or flush type.

ROOF: Type - Simple gable.
Finish - Low quality asphalt shingles or rolled roofing.
Overhang & Gutters - Narrow overhang, no gutters.

INTERIOR FINISHES: General - Utility grade millwork, painted.
Floors - Painted.
Walls - Painted drywall (joints evident).
Ceiling - Painted drywall (joints evident).
Closets - Minimum number of closets.
Kitchen - Utility grade painted wood cabinets, hardboard counter top.
Bathroom - None.

PLUMBING: None.

ELECTRICAL: 60 Amp. service. Minimum number of outlets.



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE

CLASS 3

CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	20.10	18.60	17.45	16.55	15.80	15.20	14.70	14.25	13.95	13.70
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	13.70	13.50	13.30	13.20	13.10	12.90	12.80			
B	300	400	500	600	700	800	900	1000	1100	1200
	20.35	18.90	17.75	16.85	16.10	15.50	14.95	14.55	14.25	14.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	14.00	13.80	13.60	13.50	13.40	13.20	13.10			
C	300	400	500	600	700	800	900	1000	1100	1200
	21.00	19.55	18.40	17.45	16.70	16.05	15.55	15.15	14.85	14.60
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	14.60	14.40	14.20	14.10	14.00	13.80	13.70			
D	300	400	500	600	700	800	900	1000	1100	1200
	21.40	19.95	18.85	17.90	17.15	16.55	16.00	15.60	15.30	15.05
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.05	14.85	14.65	14.55	14.45	14.25	14.15			

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	19.70	18.25	17.10	16.15	15.30	14.70	14.15	13.75	13.45	13.20
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	13.20	13.00	12.80	12.70	12.60	12.50	12.40			
B	300	400	500	600	700	800	900	1000	1100	1200
	20.10	18.60	17.45	16.55	15.80	15.20	14.65	14.25	13.95	13.70
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	13.70	13.50	13.30	13.20	13.10	13.00	12.90			
C	300	400	500	600	700	800	900	1000	1100	1200
	20.45	19.00	17.85	16.95	16.20	15.60	15.05	14.65	14.30	14.10
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	14.10	13.90	13.70	13.60	13.50	13.40	13.30			
D	300	400	500	600	700	800	900	1000	1100	1200
	20.95	19.50	18.35	17.40	16.65	16.05	15.50	15.10	14.80	14.60
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	14.60	14.40	14.20	14.05	13.95	13.85	13.75			



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE CLASS 3.5 CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	22.15	20.60	19.35	18.30	17.45	16.75	16.20	15.70	15.30	15.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.00	14.70	14.45	14.25	14.15	13.85	13.70			
B	300	400	500	600	700	800	900	1000	1100	1200
	22.55	21.00	19.65	18.60	17.75	17.15	16.50	16.10	15.70	15.35
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.35	15.05	14.75	14.65	14.45	14.25	14.10			
C	300	400	500	600	700	800	900	1000	1100	1200
	23.10	21.55	20.30	19.25	18.40	17.70	17.15	16.65	16.25	15.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.90	15.60	15.40	15.20	15.10	14.80	14.65			
D	300	400	500	600	700	800	900	1000	1100	1200
	23.60	22.05	20.80	19.75	18.90	18.20	17.65	17.15	16.75	16.45
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	16.45	16.15	15.90	15.70	15.60	15.30	15.20			

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	21.55	20.00	18.75	17.70	16.85	16.15	15.60	15.10	14.70	14.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	14.40	14.10	13.85	13.65	13.55	13.35	13.25			
B	300	400	500	600	700	800	900	1000	1100	1200
	21.95	20.40	19.15	18.10	17.25	16.55	16.00	15.50	15.10	14.75
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	14.75	14.45	14.25	14.05	13.95	13.75	13.60			
C	300	400	500	600	700	800	900	1000	1100	1200
	22.45	20.90	19.55	18.50	17.65	17.00	16.40	16.00	15.65	15.30
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.30	14.95	14.65	14.55	14.35	14.15	14.05			
D	300	400	500	600	700	800	900	1000	1100	1200
	22.90	21.35	20.00	18.95	18.15	17.50	16.85	16.45	16.05	15.75
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.75	15.40	15.10	15.00	14.80	14.55	14.50			



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 4

GENERAL DESCRIPTION: Simple rectangular or square plan with interior and exterior finishes of minimal quality.

EXTERIOR: Walls - Wood, asbestos, vinyl or insul-brick siding, low quality brick or block.
Windows - Fixed wood with single glazing.
Doors - Inexpensive panel or flush type.

ROOF: Type - Simple gable.
Finish - Low quality asphalt shingles or roll roofing.
Overhang & Gutters - Narrow overhang with no gutters.

INTERIOR FINISHES: General - Ordinary grade millwork. Painted.
Floors - Economy grade linoleum or vinyl asbestos tile throughout.
Walls - Painted drywall (joints evident).
Ceiling - Painted drywall (joints evident).
Closets - Small bedroom closets.
Kitchen - Inexpensive cabinets, hardboard counter top.
Bathroom - No vanities.
*Staircase - Softwood stairs with wood handrail.

PLUMBING: 4 piece economy grade fixtures and kitchen sink.

ELECTRICAL: 60 Amp. service. Minimum number of outlets.

*Staircase only applicable to 2 Storey or Split Level Structures.



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE CLASS 4 CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	24.30	22.65	21.20	20.05	19.10	18.40	17.75	17.25	16.75	16.30
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	16.30	15.90	15.60	15.40	15.20	14.85	14.75			
B	300	400	500	600	700	800	900	1000	1100	1200
	24.70	23.05	21.60	20.45	19.50	18.80	18.15	17.65	17.15	16.70
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	16.70	16.30	16.00	15.80	15.55	15.25	15.15			
C	300	400	500	600	700	800	900	1000	1100	1200
	25.35	23.70	22.25	21.10	20.15	19.45	18.80	18.30	17.80	17.35
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	17.35	16.95	16.65	16.45	16.20	15.90	15.80			
D	300	400	500	600	700	800	900	1000	1100	1200
	25.85	24.20	22.75	21.60	20.65	19.95	19.35	18.80	18.25	17.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	17.85	17.45	17.15	16.95	16.75	16.40	16.30			

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	23.65	22.00	20.55	19.50	18.55	17.80	17.15	16.65	16.15	15.70
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.70	15.30	14.95	14.75	14.55	14.25	14.15			
B	300	400	500	600	700	800	900	1000	1100	1200
	23.95	22.25	20.80	19.65	18.70	18.00	17.35	16.85	16.35	15.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	15.90	15.50	15.20	15.00	14.80	14.45	14.35			
C	300	400	500	600	700	800	900	1000	1100	1200
	24.40	22.75	21.30	20.15	19.20	18.50	17.85	17.35	16.85	16.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	16.40	16.00	15.70	15.50	15.25	14.95	14.85			
D	300	400	500	600	700	800	900	1000	1100	1200
	24.90	23.20	21.65	20.60	19.65	18.95	18.30	17.80	17.30	16.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	16.85	16.45	16.15	15.90	15.70	15.40	15.30			



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

SUBJECT

COST FACTORS

SHAPE

CLASS 4.5

CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	26.70	24.95	23.35	22.10	21.05	20.25	19.50	18.90	18.40	17.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	17.85	17.35	17.05	16.75	16.50	16.10	16.00			
B	300	400	500	600	700	800	900	1000	1100	1200
	27.20	25.40	23.85	22.60	21.55	20.75	20.00	19.40	18.85	18.35
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	18.35	17.85	17.55	17.25	17.05	16.60	16.50			
C	300	400	500	600	700	800	900	1000	1100	1200
	27.95	26.15	24.60	23.35	22.35	21.50	20.75	20.15	19.55	19.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	19.00	18.60	18.25	17.95	17.65	17.35	17.15			
D	300	400	500	600	700	800	900	1000	1100	1200
	28.60	26.85	25.25	24.00	23.00	22.15	21.40	20.80	20.20	19.65
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	19.65	19.25	18.85	18.55	18.30	18.00	17.80			

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	25.80	24.05	22.50	21.35	20.30	19.35	18.65	18.05	17.50	16.95
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	16.95	16.45	16.15	15.90	15.60	15.30	15.10			
B	300	400	500	600	700	800	900	1000	1100	1200
	26.20	24.45	22.85	21.60	20.60	19.75	19.05	18.40	17.85	17.35
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	17.35	16.85	16.50	16.20	16.00	15.60	15.50			
C	300	400	500	600	700	800	900	1000	1100	1200
	26.80	25.00	23.45	22.20	21.20	20.35	19.65	19.00	18.35	17.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	17.85	17.40	17.00	16.80	16.50	16.20	16.00			
D	300	400	500	600	700	800	900	1000	1100	1200
	27.35	25.60	24.05	22.80	21.75	20.90	20.20	19.55	18.90	18.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	18.40	18.00	17.60	17.30	17.05	16.75	16.55			



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 5

GENERAL DESCRIPTION: Class 5 has similar shape and framing to Class 4, with few finishings and little or no ornamentation.

EXTERIOR: Walls - Wood, vinyl, or aluminum siding. Stucco finish. Standard quality brick or block.
Windows - Wood with double glazing.
Doors - Inexpensive panel or flush type.

ROOF: Type - Simple gable or hip.
Finish - Low quality asphalt shingles or roll roofing.
Overhang & Gutters - Narrow overhang with galvanized gutters and downspouts.

INTERIOR FINISHES: General - Ordinary grade millwork. Painted.
Floors - Vinyl asbestos tile, or cushion flooring throughout.
Walls - Painted drywall.
Ceiling - Painted drywall.
Closets - Adequate bedroom closets.
Kitchen - Inexpensive cabinets with laminated plastic counter tops. Exhaust hood and fan.
Bathroom - No vanities. Low cost wainscot around tub.
*Staircase - Softwood stairs with wood handrail. Straight flight.

PLUMBING: 4 piece standard bathroom fixtures, kitchen sink and laundry tub.

ELECTRICAL: 60 Amp. service. Adequate number of outlets.

*Staircase only applicable to 2 Storey or Split Level Structures.

DATE

April 1, 1983

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SINGLE FAMILY DWELLINGS
BASE YEAR 1980

COST FACTORS

SHAPE

CLASS 5

CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	29.25	27.35	25.70	24.35	23.20	22.25	21.40	20.70	20.10	19.50
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	19.50	18.95	18.50	18.20	17.90	17.45	17.25			
B	300	400	500	600	700	800	900	1000	1100	1200
	29.80	27.95	26.30	24.95	23.80	22.85	22.00	21.30	20.70	20.05
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	20.05	19.55	19.15	18.80	18.50	18.10	17.85			
C	300	400	500	600	700	800	900	1000	1100	1200
	30.50	28.65	26.95	25.65	24.50	23.55	22.75	22.00	21.40	20.75
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	20.75	20.25	19.80	19.50	19.20	18.80	18.55			
D	300	400	500	600	700	800	900	1000	1100	1200
	31.25	29.40	27.75	26.40	25.25	24.30	23.50	22.75	22.10	21.50
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	21.50	21.00	20.55	20.25	19.95	19.50	19.30			

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	28.05	26.20	24.65	23.30	22.15	21.10	20.25	19.55	18.90	18.30
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	18.30	17.80	17.30	17.15	16.85	16.40	16.25			
B	300	400	500	600	700	800	900	1000	1100	1200
	28.55	26.70	25.05	23.70	22.55	21.60	20.75	20.05	19.40	18.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	18.80	18.30	17.85	17.55	17.25	16.80	16.60			
C	300	400	500	600	700	800	900	1000	1100	1200
	29.15	27.30	25.65	24.30	23.15	22.20	21.35	20.65	20.00	19.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	19.40	18.90	18.45	18.15	17.85	17.45	17.20			
D	300	400	500	600	700	800	900	1000	1100	1200
	29.90	28.00	26.35	25.00	23.85	22.90	22.10	21.35	20.70	20.10
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	20.10	19.60	19.15	18.85	18.55	18.15	17.90			



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE CLASS 5.5 CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	31.70	29.70	28.05	26.60	25.45	24.40	23.50	22.75	22.10	21.55
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	21.55	20.90	20.35	20.05	19.75	19.20	19.00			

B	300	400	500	600	700	800	900	1000	1100	1200
	32.35	30.45	28.70	27.35	26.00	25.05	24.20	23.40	22.75	22.15
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	22.15	21.55	21.10	20.70	20.40	19.95	19.65			

C	300	400	500	600	700	800	900	1000	1100	1200
	33.15	31.15	29.50	28.05	26.90	25.85	24.95	24.20	23.45	22.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	22.85	22.30	21.80	21.50	21.20	20.65	20.45			

D	300	400	500	600	700	800	900	1000	1100	1200
	33.90	32.00	30.25	28.90	27.65	26.60	25.75	24.95	24.30	23.70
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	23.70	23.10	22.65	22.25	21.95	21.55	21.20			

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	30.40	28.55	26.75	25.40	24.15	23.10	22.20	21.35	20.65	20.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	20.00	19.45	18.95	18.65	18.35	17.80	17.60			

B	300	400	500	600	700	800	900	1000	1100	1200
	30.90	28.95	27.25	25.80	24.65	23.60	22.70	21.85	21.20	20.60
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	20.60	20.05	19.55	19.25	18.95	18.40	18.20			

C	300	400	500	600	700	800	900	1000	1100	1200
	31.50	29.60	27.85	26.50	25.25	24.20	23.40	22.65	21.90	21.30
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	21.30	20.70	20.25	19.85	19.55	19.10	18.80			

D	300	400	500	600	700	800	900	1000	1100	1200
	32.25	30.40	28.60	27.25	26.00	24.95	24.10	23.30	22.65	22.05
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	22.05	21.45	21.00	20.60	20.30	19.85	19.55			



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 6

- GENERAL DESCRIPTION: Simple design with some ornamentation and plain fenestration. Acceptable quality of materials and workmanship to interior finish. Cabinets and doors usually standard quality.
- EXTERIOR: Walls - Wood or aluminum siding. Stucco finish. Standard quality face brick or ornate.
Windows - Wood or aluminum with double glazing. Some bay or bow type.
Doors - Standard quality wood panel or flush type.
- ROOF: Type - Gable or hip.
Finish - Standard quality asphalt shingles.
Overhang & Gutters - Normal overhang with aluminum soffit and fascia.
- INTERIOR FINISHES: General - Standard grade millwork. Painted.
Floors - Medium grade carpeting and/or hardwood generally throughout. Vinyl asbestos tile or cushion flooring to other small areas.
Walls - Painted or papered drywall.
Ceiling - Painted drywall with some decorative finish.
Closets - Adequate bedroom and linen closets.
Kitchen - Hardwood cabinets with plastic laminated counter. Exhaust hood and fan.
Bathroom - Plastic laminated counter and ceramic tile around tub area.
*Staircase - Carpet or hardwood. Straight flight. Wood or plastic covered handrail.
- PLUMBING: 4 piece standard bathroom fixtures plus 2 piece in Split Level and 2 Storey structures. Kitchen sink and laundry tubs.
- ELECTRICAL: 100 Amp. service. Adequate number of outlets.
- *Staircase only applicable to 2 Storey or Split Level Structures.



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE CLASS 6 CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	34.20	32.25	30.45	29.00	27.75	26.60	25.65	24.85	24.15	23.50
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	23.50	22.90	22.35	21.95	21.60	21.10	20.80			
B	300	400	500	600	700	800	900	1000	1100	1200
	34.90	32.95	31.15	29.70	28.45	27.30	26.35	25.55	24.85	24.20
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	24.20	23.60	23.05	22.65	22.35	21.80	21.50			
C	300	400	500	600	700	800	900	1000	1100	1200
	35.75	33.80	32.00	30.55	29.30	28.15	27.20	26.40	25.65	25.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	25.00	24.40	23.90	23.50	23.20	22.65	22.35			
D	300	400	500	600	700	800	900	1000	1100	1200
	36.60	34.65	32.85	31.40	30.15	29.00	28.10	27.25	26.55	25.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	25.90	25.25	24.75	24.35	24.05	23.50	23.20			

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	32.65	30.70	28.95	27.45	26.20	25.10	24.15	23.20	22.45	21.70
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	21.70	21.10	20.50	20.05	19.75	19.25	18.95			
B	300	400	500	600	700	800	900	1000	1100	1200
	33.15	31.20	29.40	27.95	26.70	25.55	24.65	23.80	23.05	22.45
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	22.45	21.80	21.30	20.90	20.60	20.05	19.75			
C	300	400	500	600	700	800	900	1000	1100	1200
	33.85	31.85	30.10	28.65	27.40	26.25	25.35	24.50	23.75	23.10
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	23.10	22.50	22.00	21.60	21.30	20.75	20.45			
D	300	400	500	600	700	800	900	1000	1100	1200
	34.75	32.80	31.00	29.55	28.30	27.20	26.25	25.40	24.65	24.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	24.00	23.40	22.90	22.50	22.15	21.65	21.35			



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE

CLASS 6.5

CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	36.05	34.05	32.30	30.80	29.40	28.20	27.20	26.40	25.60	24.90
B	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	24.90	24.30	23.70	23.30	22.90	22.30	21.90	21.55	21.40	21.30
C	300	400	500	600	700	800	900	1000	1100	1200
	36.85	34.75	33.15	31.60	30.30	29.10	28.10	27.20	26.40	25.70
D	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	25.70	25.10	24.60	24.10	23.70	23.15	22.80	22.50	22.30	22.15
A	300	400	500	600	700	800	900	1000	1100	1200
	37.80	35.80	34.10	32.55	31.25	30.05	29.05	28.15	27.35	26.70
B	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	26.70	26.05	25.55	25.05	24.65	24.10	23.75	23.40	23.20	23.10
C	300	400	500	600	700	800	900	1000	1100	1200
	38.75	36.75	35.05	33.50	32.20	31.00	30.00	29.10	28.30	27.60
D	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	27.60	27.00	26.50	26.00	25.60	25.10	24.70	24.35	24.15	24.05

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	34.35	32.30	30.55	29.15	27.70	26.50	25.50	24.60	23.80	23.10
B	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	23.10	22.50	21.90	21.30	20.80	20.50	20.15	20.00	19.90	19.80
C	300	400	500	600	700	800	900	1000	1100	1200
	35.05	33.00	31.10	29.80	28.40	27.20	26.20	25.40	24.60	23.90
D	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	23.90	23.30	22.70	22.30	21.90	21.30	20.90	20.55	20.35	20.25
A	300	400	500	600	700	800	900	1000	1100	1200
	35.95	33.95	32.10	30.70	29.30	28.10	27.10	26.30	25.50	24.80
B	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	24.80	24.20	23.60	23.20	22.80	22.20	21.80	21.50	21.30	21.15
C	300	400	500	600	700	800	900	1000	1100	1200
	36.80	34.80	33.00	31.60	30.15	28.95	27.95	27.15	26.35	25.65
D	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	25.65	25.05	24.45	24.05	23.60	23.00	22.55	22.15	21.85	21.60



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 7

- GENERAL DESCRIPTION:** Good quality materials used throughout and workmanship above average. Interiors well finished with some quality wall coverings and wood panelling. Design of a varied nature with the exterior front elevation usually having a good combination of ornamental materials.
- EXTERIOR:**
- Walls** - Good quality wood or aluminum siding. Stucco finish. Good quality face brick with some stone ornamentation.
 - Windows** - Good quality wood or aluminum with double glazing. Some picture or bay windows.
 - Doors** - Good quality solid wood or metal insulated type with transom and/or sidelights to main entrance.
- ROOF:**
- Type** - Cut-up due to different levels and to architectural features.
 - Finish** - Good quality asphalt or cedar shingles.
 - Overhang & Gutters** - Wide overhang with metal or vinyl gutters, fascias and soffits.
- INTERIOR FINISHES:**
- General** - Select grade millwork, stained and varnished.
 - Floors** - Good quality carpeting and/or hardwood to most areas. Vinyl asbestos or ceramic tile elsewhere.
 - Walls** - Finished drywall or plaster.
 - Ceiling** - Drywall with decorative plaster.
 - Closets** - Walk-in and large bedroom closets.
 - Kitchen** - Good quality hardwood cabinets. Laminated plastic or ceramic tile counter top. Exhaust hood and fan.
 - Bathroom** - Good quality vanities. Vinyl tile flooring. Ceramic tile wainscot. Shower doors.
 - *Staircase** - Carpet or hardwood. Circular or straight flights with polished wood handrail.
- PLUMBING:** 4 piece standard bathroom fixtures and 2 piece washroom with an additional 2 piece washroom in Split Level and 2 Storey structures. Kitchen sink and laundry tubs.
- ELECTRICAL:** 125 Amp. service panel with reset switches. Ample outlets.

*Staircase only applicable to 2 Storey or Split Level Structures.



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE		CLASS 7					CONSTRUCTION: CLASS C			
A	300	400	500	600	700	800	900	1000	1100	1200
	38.60	36.55	34.75	33.25	31.80	30.50	29.40	28.50	27.60	26.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	26.90	26.20	25.60	25.15	24.60	24.05	23.55	23.25	23.05	22.95
B	300	400	500	600	700	800	900	1000	1100	1200
	39.60	37.55	35.75	34.30	32.75	31.50	30.40	29.50	28.60	27.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	27.90	27.20	26.60	26.15	25.65	25.00	24.55	24.25	24.05	23.90
C	300	400	500	600	700	800	900	1000	1100	1200
	40.65	38.55	36.75	35.25	33.75	32.50	31.40	30.50	29.60	28.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	28.90	28.20	27.65	27.10	26.65	26.00	25.55	25.20	25.05	24.95
D	300	400	500	600	700	800	900	1000	1100	1200
	41.65	39.55	37.75	36.25	34.80	33.50	32.40	31.50	30.60	29.95
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	29.95	29.20	28.65	28.15	27.65	27.15	26.55	26.25	26.00	25.95

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	36.75	34.65	32.85	31.35	29.85	28.60	27.50	26.60	25.70	25.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	25.00	24.30	23.75	23.20	22.70	22.15	21.65	21.35	21.15	21.05
B	300	400	500	600	700	800	900	1000	1100	1200
	37.60	35.55	33.75	32.25	30.75	29.50	28.40	27.50	26.60	25.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	25.90	25.20	24.60	24.10	23.60	23.05	22.50	22.25	22.05	21.95
C	300	400	500	600	700	800	900	1000	1100	1200
	38.70	36.65	34.85	33.40	31.90	30.55	29.50	28.60	27.70	27.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	27.00	26.30	25.70	25.20	24.75	24.15	23.60	23.35	23.15	23.05
D	300	400	500	600	700	800	900	1000	1100	1200
	39.55	37.45	35.65	34.15	32.65	31.40	30.30	29.40	28.50	27.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	27.80	27.10	26.50	26.00	25.50	24.95	24.45	24.15	23.95	23.85



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE

CLASS 7.5

CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	42.05	39.85	37.95	36.35	34.80	33.45	32.30	31.40	30.50	29.70
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	29.70	29.00	28.40	27.90	27.55	26.80	26.35	26.05	25.75	25.65
B	300	400	500	600	700	800	900	1000	1100	1200
	43.15	40.95	39.05	37.45	35.90	34.60	33.40	32.50	31.60	30.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	30.80	30.15	29.50	29.00	28.65	27.90	27.45	27.15	26.85	26.75
C	300	400	500	600	700	800	900	1000	1100	1200
	44.35	42.15	40.25	38.55	37.10	35.70	34.60	33.60	32.70	32.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	32.00	31.30	30.70	30.20	29.75	29.15	28.65	28.20	28.00	27.80
D	300	400	500	600	700	800	900	1000	1100	1200
	45.45	43.25	41.40	39.80	38.20	36.90	35.70	34.80	33.90	33.10
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	33.10	32.40	31.80	31.30	30.95	30.25	29.70	29.45	29.15	29.00

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	40.15	37.95	36.05	34.35	32.85	31.50	30.40	29.40	28.50	27.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	27.80	27.10	26.50	26.00	25.50	24.95	24.45	24.05	23.85	23.65
B	300	400	500	600	700	800	900	1000	1100	1200
	41.15	38.95	37.05	35.35	33.85	32.50	31.40	30.40	29.50	28.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	28.80	28.10	27.50	27.05	26.55	25.95	25.45	25.05	24.85	24.60
C	300	400	500	600	700	800	900	1000	1100	1200
	42.20	40.05	38.15	36.55	35.00	33.70	32.50	31.60	30.70	29.95
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	29.95	29.25	28.65	28.10	27.70	27.00	26.55	26.25	25.95	25.85
D.	300	400	500	600	700	800	900	1000	1100	1200
	43.25	41.05	39.15	37.45	36.00	34.60	33.50	32.50	31.60	30.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	30.90	30.25	29.60	29.10	28.65	28.00	27.55	27.15	26.95	26.75



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 8

- GENERAL Particular attention given to interior details.
- DESCRIPTION: Millwork of above average materials and workmanship.
Design of an individual character. Attractive exteriors.
Spacious hall. Ensuite bathrooms and good segregation of living
and sleeping quarters.
- EXTERIOR: Walls - Good quality aluminum or vinyl siding.
Rustic or cedar shakes. Ornate stucco.
Select quality face brick or stone.
- Windows - Good quality wood or aluminum with triple
glazing. Some picture or bay windows.
- Doors - Good quality solid wood or metal insulated
type. Single or double leafed with
transom and/or sidelights to main entrance.
- ROOF: Type - Complex.
- Finish - Cedar shingles or shakes.
- Overhang
& Gutters - Wide overhang with metal or vinyl gutters,
fascias and fully vented soffit.
- INTERIOR General - Select grade millwork with ornate mouldings
and trim, stained and varnished.
- FINISHES: Floors - Predominantly good quality carpet and/or
hardwood. Vinyl, ceramic or quarry tile to
other small areas.
- Walls - Finished drywall or plaster. Some wood
panelling.
- Ceiling - Drywall with decorative plaster.
- Closets - Mostly walk-in bedroom closets. Ample
linen and storage space.
- Kitchen - Good quality hardwood cabinets with
plastic laminate, or ceramic tile
counter top. Exhaust hood and fan.
Cooking island.
- Bathroom - Good quality vanities. Mosaic tile
flooring. Ceramic tile wainscot.
Custom shower doors.
- *Staircase - Circular staircase, hardwood or carpeted.
- PLUMBING: Two good quality coloured 4 piece bathrooms plus
one 2 piece washroom, double kitchen sink, and
laundry tubs.
- ELECTRICAL: 200 Amp. service panel with reset switches. Many
outlets.

* Staircase only applicable to 2 Storey or Split Level Structures.



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE		CLASS 8						CONSTRUCTION: CLASS C		
A	300	400	500	600	700	800	900	1000	1100	1200
	45.50	43.20	41.20	39.40	37.80	36.45	35.25	34.25	33.35	32.55
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	32.55	31.85	31.25	30.80	30.35	29.70	29.20	28.80	28.50	28.30
B	300	400	500	600	700	800	900	1000	1100	1200
	46.70	44.40	42.40	40.65	39.05	37.65	36.45	35.45	34.55	33.75
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	33.75	33.05	32.45	32.00	31.60	30.90	30.40	30.00	29.70	29.50
C	300	400	500	600	700	800	900	1000	1100	1200
	48.00	45.75	43.75	42.00	40.35	38.95	37.80	36.80	35.90	35.10
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	35.10	34.40	33.80	33.30	32.95	32.25	31.70	31.30	31.00	30.85
D	300	400	500	600	700	800	900	1000	1100	1200
	49.25	47.00	45.00	43.20	41.65	40.20	39.05	38.05	37.15	36.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	36.40	35.65	35.10	34.60	34.15	33.50	33.00	32.55	32.30	32.10
CONSTRUCTION: CLASS D										
A	300	400	500	600	700	800	900	1000	1100	1200
	43.45	41.20	39.20	37.40	35.85	34.45	33.25	32.25	31.35	30.55
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	30.55	29.85	29.30	28.75	28.40	27.65	27.20	26.80	26.50	26.30
B	300	400	500	600	700	800	900	1000	1100	1200
	44.55	42.30	40.30	38.50	36.90	35.50	34.35	33.35	32.45	31.65
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	31.65	31.00	30.40	29.90	29.50	28.80	28.30	27.90	27.60	27.40
C	300	400	500	600	700	800	900	1000	1100	1200
	45.80	43.50	41.50	39.70	38.10	36.75	35.55	34.55	33.65	32.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	32.85	32.15	31.60	31.05	30.70	30.00	29.45	29.10	28.80	28.60
D	300	400	500	600	700	800	900	1000	1100	1200
	46.90	44.60	42.60	40.80	39.20	37.80	36.65	35.65	34.75	33.95
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	33.95	33.25	32.65	32.20	31.75	31.10	30.60	30.20	29.85	29.70



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE		CLASS 8.5						CONSTRUCTION: CLASS C		
A	300	400	500	600	700	800	900	1000	1100	1200
	49.95	47.50	45.45	43.55	42.00	40.50	39.30	38.20	37.30	36.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	36.40	35.70	35.05	34.55	34.05	33.35	32.75	32.35	31.95	31.75
B	300	400	500	600	700	800	900	1000	1100	1200
	51.20	48.80	46.70	44.95	43.25	41.85	40.55	39.55	38.55	37.75
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	37.75	37.00	36.40	35.80	35.35	34.55	34.10	33.60	33.30	33.00
C	300	400	500	600	700	800	900	1000	1100	1200
	52.55	50.20	48.10	46.30	44.60	43.15	41.95	40.85	39.95	39.05
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	39.05	38.35	37.65	37.15	36.70	36.00	35.50	34.95	34.60	34.40
D	300	400	500	600	700	800	900	1000	1100	1200
	54.00	51.60	49.50	47.60	46.00	44.55	43.35	42.25	41.35	40.50
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	40.50	39.75	39.10	38.55	38.05	37.40	36.80	36.40	36.00	35.80
CONSTRUCTION: CLASS D										
A	300	400	500	600	700	800	900	1000	1100	1200
	47.95	45.60	43.50	41.60	40.00	38.55	37.35	36.25	35.35	34.45
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	34.45	33.80	33.05	32.60	32.10	31.40	30.80	30.40	30.00	29.80
B	300	400	500	600	700	800	900	1000	1100	1200
	49.15	46.80	44.70	42.80	41.25	39.75	38.55	37.45	36.55	35.65
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	35.65	35.00	34.25	33.80	33.30	32.60	32.00	31.60	31.20	31.00
C	300	400	500	600	700	800	900	1000	1100	1200
	50.40	47.95	45.90	44.10	42.45	41.05	39.75	38.75	37.75	36.95
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	36.95	36.15	35.55	35.00	34.55	33.80	33.30	32.80	32.45	32.20
D	300	400	500	600	700	800	900	1000	1100	1200
	51.55	49.15	47.10	45.25	43.65	42.10	40.95	39.85	38.95	38.05
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	38.05	37.40	36.65	36.20	35.65	35.00	34.40	34.00	33.60	33.40



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION	SINGLE FAMILY DWELLINGS
SUBJECT	SPECIFICATIONS

CLASS 9

GENERAL DESCRIPTION:	Design of an individual character built for a specific buyer. Particular attention given to interior details.		
EXTERIOR:	Walls	- Architecturally designed cedar siding, select face brick or stone veneers.	
	Windows	- Good quality wood with triple glazing. Many picture and bay windows.	
	Doors	- Custom designed entrance with good quality solid wood or metal insulated type.	
ROOF:	Type	- Complex.	
	Finish	- Cedar shakes or clay tile.	
	Overhang & Gutters	- Wide overhang with copper trim and gutters.	
INTERIOR FINISHES:	General	- Select grade millwork with ornate mouldings and trim. Stained and varnished.	
	Floors	- Good quality carpet with matched hardwood to certain areas. Ceramic or quarry tile to other areas.	
	Walls	- Finished drywall or plaster. Some matched hardwood panelling.	
	Ceiling	- Finished drywall or plaster. Some ornate cornices and friezes.	
	Closets & Built-ins	- Large walk-in closets to each bedroom. Some built-in features and valances.	
	Kitchen	- Select hardwood cabinets with plastic laminate or ceramic top, ornate hardware. Exhaust hood and fan. Cooking island.	
	Bathrooms	- Select quality vanities. Custom marble tops. Mosaic tile flooring. Ceramic tile wainscot. Custom shower doors.	
	*Staircase	- Custom built hardwood spiral staircase with carpet overlay.	
PLUMBING:	Deluxe 4-piece bathroom plus a 2-piece washroom per each two bedrooms. Two double kitchen sinks and 2 laundry tubs.		
ELECTRICAL:	200 Amp. service panel with reset switches. Numerous outlets. Select quality fixtures.		

*Staircase only applicable to 2 Storey or Split Level Structures.



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE		CLASS 9						CONSTRUCTION: CLASS C		
A	300	400	500	600	700	800	900	1000	1100	1200
	54.40	51.95	49.75	48.00	46.20	44.65	43.25	42.30	41.35	40.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	40.40	39.65	38.90	38.30	37.80	37.05	36.45	35.95	35.55	35.25
B	300	400	500	600	700	800	900	1000	1100	1200
	55.70	53.25	51.05	49.20	47.50	46.00	44.70	43.60	42.60	41.75
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	41.75	40.90	40.25	39.65	39.10	38.30	37.75	37.25	36.85	36.55
C	300	400	500	600	700	800	900	1000	1100	1200
	57.10	54.65	52.45	50.60	48.85	47.40	46.10	45.00	44.00	43.10
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	43.10	42.30	41.65	41.05	40.55	39.75	39.15	38.65	38.25	37.95
D	300	400	500	600	700	800	900	1000	1100	1200
	58.65	56.15	53.95	52.10	50.35	48.85	47.60	46.50	45.50	44.60
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	44.60	43.80	43.10	42.55	42.05	41.25	40.65	40.15	39.75	39.45
								CONSTRUCTION: CLASS D		
A	300	400	500	600	700	800	900	1000	1100	1200
	52.40	49.95	47.75	45.85	44.15	42.70	41.40	40.30	39.30	38.40
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	38.40	37.60	36.90	36.30	35.85	35.00	34.45	33.95	33.55	33.25
B	300	400	500	600	700	800	900	1000	1100	1200
	53.70	51.25	49.05	47.15	45.45	43.95	42.70	41.60	40.60	39.75
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	39.75	38.95	38.25	37.65	37.15	36.35	35.75	35.25	34.85	34.55
C	300	400	500	600	700	800	900	1000	1100	1200
	55.00	52.55	50.35	48.50	46.75	45.30	43.95	42.90	41.90	41.00
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	41.00	40.25	39.50	38.90	38.45	37.60	37.00	36.55	36.15	35.85
D	300	400	500	600	700	800	900	1000	1100	1200
	56.25	53.70	51.55	49.65	48.00	46.50	45.20	44.10	43.10	42.20
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	42.20	41.40	40.70	40.15	39.65	38.85	38.25	37.75	37.35	37.05



**SINGLE FAMILY DWELLINGS
BASE YEAR 1980**

COST FACTORS

SHAPE

CLASS 9.5

CONSTRUCTION: CLASS C

A	300	400	500	600	700	800	900	1000	1100	1200
	58.90	56.45	54.15	52.25	50.45	48.95	47.60	46.50	45.40	44.50
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	44.50	43.60	42.90	42.20	41.70	40.85	40.20	39.65	39.25	38.85

B	300	400	500	600	700	800	900	1000	1100	1200
	60.25	57.75	55.45	53.60	51.75	50.30	48.90	47.80	46.70	45.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	45.80	44.95	44.20	43.55	43.00	42.10	41.55	40.90	40.55	40.15

C	300	400	500	600	700	800	900	1000	1100	1200
	61.70	59.10	56.90	54.90	53.25	51.65	50.35	49.15	48.15	47.20
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	47.20	46.35	45.55	44.95	44.40	43.60	42.90	42.40	41.90	41.60

D	300	400	500	600	700	800	900	1000	1100	1200
	63.30	60.85	58.55	56.65	54.85	53.40	51.95	50.90	49.85	48.90
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	48.90	48.00	47.35	46.60	46.10	45.25	44.65	44.05	43.60	43.25

CONSTRUCTION: CLASS D

A	300	400	500	600	700	800	900	1000	1100	1200
	56.75	54.30	52.00	50.10	48.30	46.85	45.45	44.35	43.25	42.35
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	42.35	41.45	40.75	40.10	39.60	38.65	38.10	37.50	37.10	36.70

B	300	400	500	600	700	800	900	1000	1100	1200
	58.25	55.70	53.50	51.50	49.80	48.20	46.85	45.75	44.65	43.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	43.80	42.85	42.20	41.50	41.00	40.10	39.50	38.90	38.50	38.10

C	300	400	500	600	700	800	900	1000	1100	1200
	59.70	57.10	54.95	52.90	51.20	49.65	48.35	47.15	46.15	45.15
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	45.15	44.35	43.55	42.95	42.40	41.60	40.90	40.40	39.90	39.60

D	300	400	500	600	700	800	900	1000	1100	1200
	60.85	58.40	56.10	54.20	52.40	50.90	49.55	48.45	47.35	46.45
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	46.45	45.60	44.85	44.20	43.70	42.80	42.20	41.60	41.20	40.80



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SINGLE FAMILY DWELLINGS

SUBJECT

SPECIFICATIONS

CLASS 10

GENERAL Architect designed and supervised. Built for a specific
DESCRIPTION: buyer. Custom features throughout. Matching millwork.

EXTERIOR: Walls - Architecturally designed select quality wood
siding, brick or natural stone.
Windows - Select quality wood sash with triple glazing.
Many picture and bay windows.
Doors - Custom designed entrance with select quality
solid wood or metal insulated type.

ROOF: Type - Complex.
Finish - Cedar shakes, clay tile, slate or copper.
Overhang
& Gutters - Wide overhang with copper trim and gutters.

INTERIOR FINISHES: General - Select grade millwork with ornate mouldings
and trim. Stained and varnished.
Floors - Clear and matched select hardwood. Many
areas carpeted. Terrazzo, slate or marble
to other areas.
Walls - Finished drywall or plaster. Some select
quality hand-rubbed wood panelling.
Ceiling - Finished plaster with extensive ornamentation.
Closets &
Built-ins - Large walk-in closets to each bedroom.
Many built-in features and valances.
Kitchen - Select hardwood cabinets with plastic laminate
or ceramic top. Ornate hardware. Copper
exhaust canopy and H.D. fans over cooking
island.
Bathrooms - Select quality vanities. Custom marble tops.
Marble or terrazzo flooring. Marble wainscot.
Custom shower doors. Built-in lighting
fixtures, including heat lamps.
*Staircase - Custom built hardwood spiral staircase with
carpet overlay.

PLUMBING: Full bathroom to each bedroom with custom designed
fixtures. Excellent kitchen and laundry facilities.

ELECTRICAL: 200 Amp. service panel with reset switches. Numerous
outlets including remote control light system. Select
quality fixtures.

*Staircase only applicable to 2 Storey or Split Level Structures.

DATE

April 1, 1983

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Ontario
SECTION

SUBJECT

SINGLE FAMILY DWELLINGS
BASE YEAR 1980

COST FACTORS

SHAPE		CLASS 10						CONSTRUCTION: CLASS C		
A	300	400	500	600	700	800	900	1000	1100	1200
	63.45	60.90	58.60	56.65	54.80	53.25	51.85	50.65	49.55	48.55
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	48.55	47.65	46.90	46.20	45.60	44.65	44.00	43.40	42.90	42.50
B	300	400	500	600	700	800	900	1000	1100	1200
	64.80	62.20	59.90	57.90	56.10	54.50	53.15	51.95	50.85	49.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	49.85	49.00	48.15	47.50	46.85	46.00	45.30	44.70	44.20	43.80
C	300	400	500	600	700	800	900	1000	1100	1200
	66.20	63.60	61.35	59.40	57.55	55.95	54.55	53.40	52.35	51.30
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	51.30	50.40	49.60	48.90	48.35	47.40	46.75	46.15	45.65	45.30
D	300	400	500	600	700	800	900	1000	1100	1200
	68.05	65.45	63.20	61.20	59.45	57.85	56.45	55.25	54.15	53.15
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	53.15	52.25	51.50	50.75	50.15	49.30	48.55	48.00	47.50	47.15
								CONSTRUCTION: CLASS D		
A	300	400	500	600	700	800	900	1000	1100	1200
	61.25	58.65	56.40	54.40	52.60	51.00	49.65	48.45	47.35	46.35
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	46.35	45.50	44.65	44.00	43.35	42.50	41.80	41.20	40.70	40.30
B	300	400	500	600	700	800	900	1000	1100	1200
	62.85	60.30	58.00	56.00	54.20	52.65	51.15	49.95	48.85	47.85
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	47.85	46.95	46.15	45.50	44.90	44.00	43.30	42.70	42.20	41.80
C	300	400	500	600	700	800	900	1000	1100	1200
	64.25	61.65	59.35	57.35	55.55	53.95	52.60	51.40	50.30	49.30
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	49.30	48.40	47.60	46.95	46.30	45.45	44.70	44.15	43.65	43.25
D	300	400	500	600	700	800	900	1000	1100	1200
	65.65	63.10	60.80	58.80	57.05	55.45	54.05	52.85	51.75	50.80
	1200	1300	1400	1500	1600	1800	2000	2400	2800	3200
	50.80	49.90	49.10	48.35	47.80	46.90	46.20	45.60	45.10	44.70



3.20
5.31



0.10



ONTARIO VALUATION
MANUAL
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SECTION

ADDITIONS & DELETIONS

SUBJECT

OVERVIEW

This section has been revised and streamlined to accommodate the OASYS system and new sections such as Tennis Courts and Greenhouses have been added.

Particular attention should be paid to the Finished Basements and Basement Apartments Specifications changes.

There have been major changes also to the Garages, Porches and Carports Sections.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

UNFINISHED BASEMENTS

COST FACTORS

SHAPE	Base Height 8'0"										Ht. Adj. 10% per Foot
A	300	400	500	600	700	800	900	1000	1100	1200	
	6.65	6.10	5.75	5.45	5.25	5.05	4.90	4.75	4.60	4.50	
	1300	1400	1600	1800	2000	2400	2800	3200	3600	4000	
	4.40	4.30	4.15	4.00	3.90	3.70	3.55	3.40	3.30	3.20	
B	300	400	500	600	700	800	900	1000	1100	1200	
	6.80	6.30	5.90	5.60	5.40	5.20	5.00	4.85	4.75	4.65	
	1300	1400	1600	1800	2000	2400	2800	3200	3600	4000	
	4.55	4.45	4.30	4.15	4.05	3.85	3.65	3.55	3.45	3.35	
C	300	400	500	600	700	800	900	1000	1100	1200	
	7.05	6.50	6.10	5.80	5.55	5.35	5.20	5.05	4.90	4.80	
	1300	1400	1600	1800	2000	2400	2800	3200	3600	4000	
	4.70	4.60	4.45	4.30	4.15	3.95	3.80	3.65	3.55	3.45	
D	300	400	500	600	700	800	900	1000	1100	1200	
	7.25	6.70	6.30	6.00	5.75	5.55	5.35	5.20	5.05	4.95	
	1300	1400	1600	1800	2000	2400	2800	3200	3600	4000	
	4.85	4.75	4.60	4.45	4.30	4.10	3.95	3.80	3.65	3.55	

NOTE: Basement factors do not include finishing costs.
The cost factors include the cost of staircases,
electrical wiring and concrete floors.

For finished basements, recreation rooms, and
apartments, refer to Section VM 0203-03.

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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

FINISHED BASEMENTS

RECREATION ROOM cost factors are generally applicable to the one finished room in the basement, whether large or small, which is used for recreational purposes.

FINISHED BASEMENT rates should be used where the finished area(s) in the basement could generally be considered an extension of the first floor living area. The finished basement area usually has much more interior partitioning and closets for uses such as bedrooms, sewing rooms, workshops, etc. The finished basement rates can also include for recreation and family rooms within the basement area.

BASEMENT APARTMENT rates should be used where the finished areas in the basement could be used as self-contained living accommodation. The basement apartment rates include kitchen and bathroom facilities.



**ADDITIONS & DELETIONS
BASE YEAR 1980**

SUBJECT

FINISHED BASEMENTS

RECREATION/FAMILY ROOMS

TYPE 1 (FAIR QUALITY)

FLOOR FINISH: Linoleum or asphalt tile on concrete.
WALL FINISH: Hardboard, drywall, or low quality plywood veneer.
CEILING FINISH: Hardboard or drywall.
DOORS: Low quality.
ELECTRICAL: Minimum number of outlets with low quality fixtures.

RATE P.S.F: \$3.75

TYPE 2 (AVERAGE QUALITY)

FLOOR FINISH: Vinyl asbestos, vinyl tile or average quality
broadloom.
WALL FINISH: Average quality hardboard or plywood veneers.
CEILING FINISH: Average quality acoustic tile.
DOORS: Average quality.
ELECTRICAL: Adequate number of outlets with average quality
fixtures.

RATE P.S.F: \$5.25

TYPE 3 (GOOD QUALITY)

FLOOR FINISH: Good quality broadloom or hardwood on built up
floor.
WALL FINISH: Good quality hardwood veneers.
CEILING FINISH: Good quality acoustic tile.
DOORS: Good quality.
ELECTRICAL: Many electrical outlets with good quality fixtures.

RATE P.S.F: \$7.00

The above rates should be treated as an additive to the basic
basement cost factor (Section VM-0203-02).



**ADDITIONS & DELETIONS
BASE YEAR 1980**

FINISHED BASEMENTS

TYPE 4 (FAIR QUALITY)

FLOOR FINISH: Linoleum, asphalt tile or painted concrete.

WALL FINISH: Hardboard, drywall or low quality plywood veneers,

CEILING FINISH: Hardboard or drywall.

Minimum number of low cost partitions.

CLOSETS: Minimum number, small size.

DOORS: Low quality slab doors.

WINDOWS: Minimum number.

HEATING: Branch lines from main heating system.

ELECTRICAL: Minimum number of outlets and low quality fixtures.

AREA	200	250	300	350	400	500	600	700
RATE P.S.F.	7.55	7.10	6.75	6.50	6.30	5.90	5.65	5.40

AREA	800	900	1100	1300	1600	1900	2200
RATE P.S.F.	5.25	5.05	4.80	4.60	4.35	4.15	4.00

The above rates should be treated as an additive to the basic basement cost factor (Section VM 0203-02).



**ADDITIONS & DELETIONS
BASE YEAR 1980**

SUBJECT

FINISHED BASEMENTS

TYPE 5 (AVERAGE QUALITY)

FLOOR FINISH: Vinyl asbestos, vinyl tile or average quality
broadloom.

WALL FINISH: Average quality hardboard or plywood veneers,
cut up interior with good quality partitions.

CEILING FINISH: Average quality acoustic tile.

CLOSETS: Average number and size of standard quality.

DOORS: Average quality slab doors.

WINDOWS: Adequate number.

HEATING: Branch lines from main heating system.

ELECTRICAL: Adequate number of electrical outlets with
average quality fixtures.

AREA	200	250	300	350	400	500	600	700
RATE P.S.F.	11.35	10.70	10.20	9.75	9.45	8.90	8.45	8.10

AREA	800	900	1100	1300	1600	1900	2200
RATE P.S.F.	7.85	7.60	7.20	6.85	6.50	6.20	5.95

The above rates should be treated as an additive to the basic
basement cost factor (Section VM 0203-02).



Ontario
SECTION

ADDITIONS & DELETIONS
BASE YEAR 1980

SUBJECT

FINISHED BASEMENTS

TYPE 6 (GOOD QUALITY)

- FLOOR FINISH: Good quality broadloom or hardwood on built-up floor.
- WALL FINISH: Good quality plaster or hardwood panelled walls, cut up interior with good quality partitions.
- CEILING FINISH: Good quality plaster or acoustic tile.
- CLOSETS: Numerous closets of good quality and size.
- DOORS: Good quality wood doors and double walk out glass doors.
- WINDOWS: Similar number to that of first floor.
- HEATING: Branch lines from main heating system.
- ELECTRICAL: Many electrical outlets with good quality fixtures.

AREA	200	250	300	350	400	500	600	700
RATE P.S.F.	14.80	13.95	13.35	12.80	12.40	11.70	11.20	10.75

AREA	800	900	1100	1300	1600	1900	2200
RATE P.S.F.	10.40	10.10	9.60	9.20	8.70	8.35	8.05

The above rates should be treated as an additive to the basic basement cost factor (Section VM 0203-02).



**ADDITIONS & DELETIONS
BASE YEAR 1980**

BASEMENT APARTMENTS

TYPE 7 (FAIR QUALITY)

FLOOR FINISH: Linoleum or asphalt tile on concrete.

WALL FINISH: Hardboard, drywall or low quality plywood
veneers; minimum number of low cost partitions.

CEILING FINISH: Hardboard or drywall.

CLOSETS: Minimum number, small size.

DOORS: Low quality slab doors.

WINDOWS: Minimum number.

HEATING: Branch lines from main heating system.

ELECTRICAL: Minimum number of outlets and low quality fixtures.

PLUMBING: Low cost 3 piece bathroom with low cost kitchen sink.

KITCHEN CABINETS: Inexpensive cabinets with hardboard counter top.

AREA	200	250	300	350	400	500	600	700
RATE P.S.F.	13.75	12.65	11.85	11.15	10.65	9.80	9.15	8.65

AREA	800	900	1100	1300	1600	1900	2200
RATE P.S.F.	8.20	7.85	7.30	6.85	6.35	5.95	5.65

The above rates should be treated as an additive to the basic
basement cost factor (Section VM 0203-02).



ADDITIONS & DELETIONS
BASE YEAR 1980

SUBJECT

BASEMENT APARTMENTS

TYPE 8 (AVERAGE QUALITY)

- FLOOR FINISH: Vinyl asbestos, vinyl tile, or average quality
broadloom.
- WALL FINISH: Average quality hardboard or plywood veneers.
Cut up interior with good quality partitions.
- CEILING FINISH: Average quality acoustic tile.
- CLOSETS: Average number and size of standard quality.
- DOORS: Average quality slab doors.
- WINDOWS: Adequate number.
- HEATING: Branch lines from main heating system.
- ELECTRICAL: Adequate number of electrical outlets with
average quality fixtures.
- PLUMBING: Standard type 3 piece bathroom with medium cost
kitchen sink.
- KITCHEN CABINETS: Average quality cabinets with plastic laminate
counter top.

AREA	200	250	300	350	400	500	600	700
RATE P.S.F.	18.10	16.70	15.65	14.80	14.10	13.00	12.20	11.55

AREA	800	900	1100	1300	1600	1900	2200
RATE P.S.F.	11.00	10.55	9.80	9.25	8.60	8.05	7.65

The above rates should be treated as an additive to the basic
basement cost factor (Section VM 0203-02).



ADDITIONS & DELETIONS
BASE YEAR 1980

SUBJECT

BASEMENT APARTMENTS

TYPE 9 (GOOD QUALITY)

FLOOR FINISH: Good quality broadloom or hardwood on built up floor.

WALL FINISH: Good quality plaster or hard wood panelled walls.
Cut up interior with good quality partitions.

CEILING FINISH: Good quality plaster or acoustic tile.

CLOSETS: Numerous closets of good quality and size.

DOORS: Good quality wood doors and double walk out glass doors.

WINDOWS: Similar number to that of first floor.

HEATING: Branch lines from main heating system.

ELECTRICAL: Many electrical outlets with good quality fixtures.

PLUMBING: Good quality 4 piece bathroom with vanity and good quality kitchen double sink.

KITCHEN CABINETS: Better quality cabinets with plastic laminate counter top and splashback.

AREA	200	250	300	350	400	500	600	700
RATE P.S.F.	22.10	20.50	19.25	18.30	17.45	16.20	15.20	14.45

AREA	800	900	1100	1300	1600	1900	2200
RATE P.S.F.	13.80	13.25	12.35	11.70	10.90	10.25	9.75

The above rates should be treated as an additive to the basic basement cost factor (Section VM 0203-02).



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS AND DELETIONS

SUBJECT

HEATING AND AIR CONDITIONING

HEATING

Apply \$1.00 per Sq. Ft. over the total living area of the structure
excluding finished or unfinished basement areas.

CENTRAL AIR CONDITIONING

Areas in Sq. Ft.	1000 and Below	1001- 1500	1501- 2000	2001- 2500	2501- 3000	3001- 3500	Over 3500
Cost	\$1,350	\$1,525	\$1,700	\$1,900	\$2,050	\$2,250	\$0.70 P.S.F

NOTE: Do not interpolate these costs.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

FIREPLACES

TYPE

1	Simple	\$900
2	Average Attractive	\$1,250
3	Ornate	\$2,000

SPECIFICATIONS:

- I 6' Base - Common brick, 26" to 30" opening, wood or common brick mantle.
- II 7' Base - Face brick, 32" to 40" opening, good quality mantle, smooth brick or glazed tile hearth.
- III 8' Base - Raised hearth, 40" and larger opening, flagstone, marble or equivalent face, comparable mantle quality.

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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION	ADDITIONS & DELETIONS
SUBJECT	PLUMBING FIXTURES

Half Bath (Basin and toilet)	\$480
Full Bath (Basin, toilet, bath with showerhead)	\$820

<u>WHIRLPOOL BATHS</u>		OASYS Points
Single Tub (Skirted)	\$2,500	25
(Sunken)	\$2,800	28
Double Tub (Skirted)	\$3,600	36
(Sunken)	\$4,000	40

COSTS INCLUDE:

Built-in circulating pump, hydro-air fittings, faucets, suction returns, waste and overflow systems, timer switch, hot and cold water supplies and drain.

Sunken model includes wood cribbing and average finishes to surrounds.



ONTARIO VALUATION
MANUAL
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SECTION

ADDITIONS & DELETIONS

SUBJECT

SAUNAS

SAUNAS

Typical Cedar Lined Enclosure or Cabinet, including heating based
on Cubic Content.

Cubic Content	Up to 300	500	700	900	1100 & Over
Cost Factor	\$1,500	\$2,500	\$3,500	\$4,500	\$5,500
OASYS Points	15	25	35	45	55

DATE

June 1, 1985

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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

RESIDENTIAL GARAGES

TYPE 1

FOUNDATIONS: Wood mudsill.
FLOOR: Earth.
EXTERIOR: Waferboard or plywood; steel overhead door, no windows.
ROOF: Finish - Roll roofing.
Eave - Minimal, no gutters.
ELECTRICAL: None.

COST FACTORS

Type \ Area	200	300	400	500	600
Rate					
Detached - P.S.F.	\$6.70	5.80	5.20	4.75	4.45
Attached - Lump	(1 Car)	(2 Cars)	(3 Cars)		
Sum	\$1,050	\$1,600	\$2,050		

TYPE 2

FOUNDATIONS: Shallow concrete wall footing.
FLOOR: Gravel.
EXTERIOR: Wood bevel or hardboard siding; steel overhead door, fixed window.
ROOF: Finish - Asphalt shingles.
Eave - Narrow, exposed soffit, no gutters.
ELECTRICAL: None.

COST FACTORS

Type \ Area	200	300	400	500	600
Rate					
Detached - P.S.F.	\$9.45	8.35	7.65	7.10	6.70
Attached - Lump	(1 Car)	(2 Cars)	(3 Cars)		
Sum	\$1,450	\$2,350	\$3,100		



**ADDITIONS & DELETIONS
BASE YEAR 1980**

SUBJECT

RESIDENTIAL GARAGES

TYPE 3

FOUNDATIONS: Concrete block wall with footing.
FLOOR: Concrete
EXTERIOR: Wood bevel siding, aluminum siding, vinyl siding on sub-sheathing, or ornamental concrete block; steel overhead door, pedestrian door, fixed window.
ROOF: Finish - Asphalt shingles.
Eave - Average, wood or aluminum enclosed soffit; gutters.
ELECTRICAL: Lighting outlets.

COST FACTORS

Type \ Area	200	300	400	500	600
	Rate				
Detached - P.S.F.	\$17.95	15.30	13.65	12.50	11.65
Attached - Lump Sum	(1 Car) \$2,750	(2 Cars) \$4,200		(3 Cars) \$5,350	

TYPE 4

FOUNDATIONS: Concrete block wall with footing.
FLOOR: Concrete.
EXTERIOR: 4" face brick veneer; wood panel overhead door, pedestrian door, fixed window.
ROOF: Finish - Asphalt shingles.
Eave - Above average, aluminum enclosed soffit with some vented sections; gutters and downspout.
ELECTRICAL: Lighting fixtures and wall receptacles.

COST FACTORS

Type \ Area	200	300	400	500	600
	Rate				
Detached - P.S.F.	\$23.90	20.20	17.95	16.35	15.15
Attached - Lump Sum	(1 Car) \$3,650	(2 Cars) \$5,500		(3 Cars) \$6,950	



ADDITIONS & DELETIONS
BASE YEAR 1980

SUBJECT

RESIDENTIAL GARAGES

TYPE 5

FOUNDATION: Concrete wall with footing.
FLOOR: Concrete.
EXTERIOR: Stone or good quality face brick veneer; wood panel
overhead door, pedestrian door, fixed window.
INTERIOR: Drywall or rough coat plaster to walls and ceiling.
ROOF: Finish - Wood shingles.
Eaves - Good, aluminum enclosed vented soffit; gutters
and downspout.
ELECTRICAL: Lighting fixtures and wall receptacles.

COST FACTORS

Type	Area	200	300	400	500	600
	Rate					
Detached - P.S.F.		\$31.80	27.15	24.25	22.20	20.65
Attached - Lump		(1 Car)	(2 Cars)	(3 Cars)		
Sum		\$4,850	\$7,400	\$9,500		

BASEMENT GARAGES

The following unit costs take into account the costs of additional unfinished masonry wall, ceiling insulation and covering, overhead door and hardware:

Single Car	\$1,200
Two Cars	\$1,800
Three Cars	\$2,400

COST MODIFICATIONS

When garages differ from the specifications, it may be necessary to either add or deduct for the following:

Cost P.S.F. of floor area

Unpainted plaster or drywall	\$1.75
Concrete floor	\$1.00
Asphalt floor	\$1.00



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

PORCHES & CARPORTS

PORCHES

Uncovered (OASYS Code U)

Concrete terrace with foundation;
or treated deck and supports.

\$ 4.00 PSF

OASYS Points - One per 25 Sq. Ft.

Covered (OASYS Code C)

Wood framed roof covering with or
without enclosed soffit.

\$ 6.00 PSF

\$10.00 PSF

\$10.00 PSF

OASYS Points - One per 10 Sq. Ft.

Enclosed Type I (OASYS Code E)

Wood framed bevelled siding including
wood windows and pedestrian door.

\$ 6.00 PSF

\$16.00 PSF

OASYS Points - One per 6.25 Sq. Ft.

Enclosed Type II (OASYS Code F)

Brick veneer on wood framing and
1" fibreboard sub sheathing; R20
rockwool batt insulation, plywood
interior, wood sash windows,
pedestrian door.

\$10.00 PSF

\$20.00 PSF

OASYS Points - One per 5 Sq. Ft.

CARPORTS

Single Car \$800

Double Car \$1,500

OASYS Input 1

2

DATE

April 1, 1983

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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

SWIMMING POOLS

SWIMMING POOL COST FACTORS

Costs are based on complete installations and include excavation under normal conditions, deck, filter, diving board and ladder.

PRIVATE POOLS

Cost Per Sq. Ft. of Water Area

	400 S.F.	500 S.F.	600 S.F.	700 S.F.
1. Concrete Pools (Average Depth 3' to 8')	25.00	21.60	19.10	16.95
2. Vinyl Liner or Fibreglass In-Ground Pools (Average Depth 3' to 7')	17.15	12.90	11.25	9.95
3. On Ground or Above Ground Pools (e.g. - Fanta Sea, Kayak) (Average Depth 2'6" to 6'6")	13.30	11.20	10.00	8.60



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

GARDEN SHEDS

GARDEN SHEDS

The following are cost factors for light wood framed structures, pre-engineered utility buildings, and light concrete block utility buildings. Foundations of wood mud sills on concrete block or piers are included.

WOOD AND CONCRETE BLOCK SHEDS

OASYS CODE 1

Area	50	100	150	300	500	700	800	1000
Base Rate	\$6.60	\$6.30	\$6.00	\$5.35	\$4.95	\$4.50	\$4.30	\$3.90

METAL SHEDS

OASYS CODE 2

Area	50	70	100	120	150	170	200
Base Rate	\$5.15	\$5.00	\$4.75	\$4.65	\$4.55	\$4.45	\$4.35



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

TENNIS COURTS

The cost of the tennis courts include normal excavation, levelling, full pavement, marking, curbs and 10' high galvanized chain link fence.

<u>TYPE OF COURT</u>	<u>HALF COURT</u> <u>30'x60'</u>	<u>SINGLE COURT</u> <u>60'x120'</u>	<u>DOUBLE COURT</u> <u>110'x110'</u>
Hot Mix Asphalt	\$7,000	\$10,500	\$16,000
OASYS Input	1	2	3



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

GREENHOUSES

TYPE 1

SPECIFICATIONS

SUBSTRUCTURE:

Normal Foundations: Concrete block walls below frost line
with standard footings.

STRUCTURE:

Floor: Dirt.
Roof: Aluminum framing.

EXTERIOR CLADDING:

Roof & Walls: Single glazing in aluminum frame on a
finished masonry wall or full height
glass-to-ground. Door included.

SERVICES:

Ventilation: Manual type.

LEAN-TO GREENHOUSES

OASYS CODE 1

SQ. FT. AREA	50	75	100	125	150	175	200	225
RATE	43.10	37.40	33.80	31.30	29.35	27.80	26.55	25.45

SQ. FT. AREA	225	250	275	300	325	350	375	400
RATE	25.45	24.55	23.75	23.00	22.40	21.80	21.30	20.80

FREE-STANDING GREENHOUSES

OASYS CODE 2

SQ. FT. AREA	50	75	100	125	150	175	200	225
RATE	51.50	44.75	40.55	37.55	35.25	33.40	31.90	30.65

SQ. FT. AREA	225	250	275	300	325	350	375	400
RATE	30.65	29.55	28.60	27.75	27.00	26.30	25.70	25.15

DATE

June 1, 1985

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**ADDITIONS & DELETIONS
BASE YEAR 1980**

GREENHOUSES

TYPE 2

SPECIFICATIONS

SUBSTRUCTURE:

Normal Foundations: Concrete block walls below frost line
with standard footings.

STRUCTURE:

Floor: Dirt.
Roof: Aluminum framing.

EXTERIOR CLADDING:

Roof & Walls: Double glazing (not thermal-break) in aluminum
frame on a finished masonry wall or full height
glass-to-ground. Door included.

SERVICES:

Ventilation: Manual type.

LEAN-TO GREENHOUSES

OASYS CODE 3

SQ. FT. AREA	50	75	100	125	150	1 75	200	225
RATE	53.90	46.75	42.25	39.15	36.70	34.75	33.20	31.80

SQ. FT. AREA	225	250	275	300	325	350	375	400
RATE	31.80	30.70	29.70	28.75	28.00	27.25	26.65	26.00

FREE-STANDING GREENHOUSES

OASYS CODE 4

SQ. FT. AREA	50	75	100	125	150	175	200	225
RATE	64.40	55.95	50.70	46.95	44.05	41.75	39.90	38.30

SQ. FT. AREA	225	250	275	300	325	350	375	400
RATE	38.30	36.95	35.75	34.70	33.75	32.90	32.15	31.45



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ADDITIONS & DELETIONS

SUBJECT

SUMMMER KITCHENS

Summer kitchen, as the name implies, are used chiefly during the summer months. They often have storage areas.

The rates shown should only be used when the summer kitchen cannot be considered an integral part of the house.



ADDITIONS & DELETIONS
BASE YEAR 1980

SUBJECT

SUMMER KITCHENS

TYPE I

GENERAL DESCRIPTION: Simple rectangular three walled structure with minimal interior finish.

EXTERIOR: Walls*(1) - Wood siding, asbestos shingle, vinyl, insulbrick or aluminum siding without backing
Concrete block piers.

**(2) - Stone, brick, concrete block, poured concrete stucco on masonry, aluminum with insulated backing. Concrete block foundations.

Windows - Minimum number of fixed wood sash with single glazing.

Doors - Minimal number of low quality doors.

ROOF: Type - Simple gable, low pitch.
Finish - Standard quality rolled roofing.
Overhang & Gutters - Narrow overhang. No gutters.

INTERIOR FINISHES: General - Utility grade wood, little or no millwork.
Floors - Softwood floor painted.
Walls - Unlined.
Ceiling - Unlined.

PLUMBING: - None.

HEATING: - None.

ELECTRICAL: - Minimum number of outlets.

* OASYS CODE 1

AREA	300	400	500	600	700	800	900	1000
RATE	\$10.15	9.20	8.55	8.15	7.80	7.55	7.30	7.15

** OASYS CODE 2

AREA	300	400	500	600	700	800	900	1000
RATE	\$15.05	13.45	12.35	11.60	11.00	10.55	10.15	9.80



SECTION

ADDITIONS & DELETIONS
BASE YEAR 1980

SUBJECT

SUMMER KITCHENS

TYPE II

GENERAL DESCRIPTION: Simple rectangular three walled structure with fair quality interior finish.

EXTERIOR: Walls*(3) - Wood siding, asbestos shingle, vinyl, insulbrick or aluminum siding without backing
Concrete block strip foundation.

 **(4) - Stone, brick, concrete block, poured concrete stucco on masonry, aluminum with insulated backing. Concrete block foundations.

 Windows - Minimum number of fixed wood sash with single glazing.

 Doors - Minimal number of low quality doors.

ROOF: Type - Simple gable, low pitch.
Finish - Standard quality asphalt shingles.
Overhang & Gutters - Adequate overhang with some gutters.

INTERIOR FINISHES: General - Standard grade millwork with fair quality interior finish.
Floors - Vinyl asbestos tile or sheet flooring.
Walls - Painted drywall or prefinished low cost panelling.
Ceiling - Low cost ceiling tile.

PLUMBING: - Cold water supply to sink.

HEATING: - None.

ELECTRICAL: - Minimum number of outlets.

* OASYS CODE 3

AREA	300	400	500	600	700	800	900	1000
RATE	\$14.85	13.40	12.50	11.85	11.35	10.95	10.60	10.35

** OASYS CODE 4

AREA	300	400	500	600	700	800	900	1000
RATE	\$19.75	17.65	16.30	15.30	14.55	13.95	13.45	13.05



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

MULTIPLE DWELLINGS

SUBJECT

OVERVIEW

This Section is divided into 1) semi-detached, row houses, plexes, walk-ups and 2) medium and high rise apartments.

The single family residential specifications must be utilized to determine the quality class for the semi-detached, row houses and plexes. Walk-up and medium and high rise apartments have their own specifications.

The medium and high rise specifications apply to load-bearing and reinforced concrete framed structures with elevator service, having four or more storeys.

The appropriate "up rate" should be used where finished basements are four feet or more above grade, otherwise refer to Section 0203.

The cost factors include all direct and indirect costs (financing, advertising, lawyers fees, and the like), and apply to Metropolitan Toronto in mid 1980.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

MULTIPLE DWELLINGS

SUBJECT

ROW HOUSES, PLEXES
WALK-UP APARTMENTS

GENERAL COMMENTS

Initially, the design, character of construction and quality rating of the structure must be determined. Area computations for plexes and apartments, based on exterior measurements, should include the apartment units, manager's unit, utility rooms, interior hallways and stairways, etc.,

When the second storey is significantly larger in area than the first floor, the "down rate" should be applied against the second storey area and the "up rate" against the first floor. This inversion of the rates applied to each floor takes into consideration the additional costs of foundation and roof structure required to support and cover the larger second storey area.

If three or more storeys are involved, an additional and cumulative 2% per storey should be added to the "up rate". This procedure assumes an equal quality of construction and finish for each floor.

For "Upper storey adjustment factors" refer to Section 0201-04.

Additives such as basements, heating, air conditioning, fireplaces, carports, etc., refer to Section 0203. For other additives refer to their appropriate section.

Semi-detached.

An example of the cost method for semi-detached structures is located on page 2. Ground floor rates are determined using the appropriate "2 Down" rate. For second floor and above multiply the upper storey adjustment factor by the area adjusted "2 down" rate. Always use 'A' shape for unfinished basements.

Row houses.

An example of the cost method for row houses is located on page 3. Ground floor rates are determined using the actual suite size of each unit. Use increments of not less than 100 square feet between unit sizes. Specifications, upper storey adjustment factors, and additives (except for unfinished basements where shape is required) are determined similarly to semi-detached structures.

Plexes.

An example of the cost method for plexes is located on page 4. Ground floor rates are determined using the appropriate number of units "down rate" and the average suite size including hallways. Upper storey base rates are predicated on the number of units on that level and the average suite size. If there is only one unit on the upper storey add 15% to the appropriate upper storey adjustment factor and then multiply by the area adjusted "Up rate". For unfinished basements use shape adjustment where appropriate.

DATE

January 1st, 1987

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MULTIPLE DWELLINGS
BASE YEAR 1980

SUBJECT

ROW HOUSES, PLEXES
WALK-UP APARTMENTS

METHOD TO DETERMINE RCN OF SEMI-DETACHED DWELLINGS

1. Determine the quality class and character of construction as per specifications in the single family dwellings Section 0202.
2. Determine the first floor rate by adjusting the "2 units down rate" by the "area adjustment modifier" which is based on the actual 1st floor area for the unit.
3. Multiply the actual first floor area for the unit by the adjusted down rate from item #2.
4. Determine the second floor rate by multiplying the "adjusted down rate" which is based on the actual 2nd floor area, by the applicable upper storey adjustment factor.
5. Multiply the actual second storey area for the unit by the adjusted rate derived from item #4.
6. Add for unfinished basements, heating, air conditioning, fireplaces, carports etc., from Section 0203.

EXAMPLE

D/C-6; Semi-detached Dwelling. "C" 6 - 2 units Down rate = \$24.65
1st Floor Area 1200 sf 1st Floor Area Modifier = .90
2nd Floor Area 975 sf 2nd Floor Area Modifier = .92
Basement Area 1200 sf 2nd Floor Storey % = 55
Basement Height 7'0" Basement Rate 'A' Shape = 4.50

Costing:

1st Floor	-	1200 sf	x (\$24.65 x .90) = \$22.19	= \$ 26,628
2nd Floor	-	975 sf	x (\$24.65 x .92) = \$22.68	
			x (\$22.68 x .55) = \$12.47	= \$ 12,158
Basement	-	1200 sf	x (\$ 4.50 x .90) = \$ 4.05	= \$ 4,860
Heating	-	2175 sf	x = \$ 1.00	= \$ 2,175
TOTAL RCN				= \$ 45,821



SUBJECT

ROW HOUSES, PLEXES
WALK-UP APARTMENTS

1. Determine the quality class and character of construction as per specifications in the single family dwellings Section 0202.
2. Establish whether units are "Side-by-Side" or "Back-to-Back".
3. Using the exterior measurements of each level determine average unit sizes. Use increments of not less than 100 square feet between unit sizes.
4. Determine the 1st floor rate by choosing the appropriate "Down" rate.
5. Determine the area adjustment based on the quality class and the average unit area or areas if there is more than one unit type.
6. Multiply the area adjusted down rate by the gross area of the 1st floor to determine the RCN.
7. Determine the 2nd floor rate by multiplying the "adjusted down rate" which is based on the actual 2nd floor area by the applicable upper storey adjustment factor.
8. Multiply the result of item #7 by the gross area of the 2nd floor to determine the RCN.
9. Add for basements, heating, air conditioning, fireplaces, carports etc. from Section 0203.

C-6; 8 Unit Side-by-Side 2 Storey Townhouse.
Full Unfinished Basement and Hot Water Heat

4800 ÷ 8 = 600 Sq. Ft. Average unit area per floor.
- 8 Unit Side-by-Side "Down" rate \$22.05

1st Floor - 4800 sf	x (\$22.05 x 1.05) = \$23.15	= \$ 111,120
2nd Floor - 4800 sf	x (\$23.15 x .60) = \$13.89	= \$ 66,672

Basement	- 'D' Shape - 8' high			
	- 4800 sf	x	= \$3.55	= \$ 17,040
Heating	- 9600 sf	x	= \$1.00	= \$ 9,600

TOTAL RCN = \$ 204,432

Page 3



MULTIPLE DWELLINGS
BASE YEAR 1980

ROW HOUSES, PLEXES
WALK-UP APARTMENTS

METHOD TO DETERMINE RCN OF PLEX TYPE STRUCTURES

1. Determine the quality class and character of construction as per specifications in the single family dwellings Section 0202.
2. Using the exterior measurements of each level determine the average suite size by dividing the gross area by the number of units on that level.
3. Determine the 1st floor rate by choosing the appropriate "Down" rate.
4. Determine the area adjustment based on the quality class and the average unit area.
5. Multiply the area adjusted down rate by the gross area of the 1st floor to determine the RCN.
6. Determine the 2nd floor rate by choosing the appropriate "Up" rate.
7. Repeat step 4 and 5 to determine the 2nd floor RCN.
8. Add for basements, heating, air conditioning, fireplaces, carports etc.

EXAMPLE

C-6; 4 Plex; 2 Units 1st Floor; 2 Units 2nd Floor;
Full Unfinished Basement and Hot Water Heat

Total area: 1600 Sq. Ft. Per Floor.
 $1600 \div 2 = 800$ Sq. Ft. Average Suite Size.

1st Floor - 2 Unit Down Rate
 - \$24.65 x .96 = \$23.66
 - 1600 sf x \$23.66 = \$37,856 RCN

2nd Floor - 2 Unit Up Rate
 - \$19.80 x .96 = \$19.01
 - 1600 sf x \$19.01 = \$30,416 RCN

Additives:

Basement: A-Shape - 8' High.
 - 1600 sf x \$ 4.15 = \$ 6,640 RCN

Heating:
 - 3200 sf x \$ 1.00 = \$ 3,200 RCN

TOTAL RCN = \$78,112



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

MULTIPLE RESIDENCE AREA ADJUSTMENT TABLE

CLASS															
3	AREA		150	200	250	300	350	400	500	600	700	800			
	FACTOR		1.28	1.21	1.17	1.12	1.05	1.00	.96	.93	.90	.89			
4	AREA		250	300	350	400	450	500	600	700	800	900			
	FACTOR		1.28	1.21	1.17	1.12	1.05	1.00	.96	.93	.90	.89			
5	AREA		250	300	350	400	500	600	700	800	900	1000	1100		
	FACTOR		1.28	1.21	1.17	1.12	1.05	1.00	.96	.93	.92	.91	.90		
6	AREA		250	300	400	500	600	700	800	900	1000	1100	1200		
	FACTOR		1.28	1.21	1.15	1.10	1.05	1.00	.96	.93	.92	.91	.90		
7	AREA		300	400	500	600	700	800	900	1000	1100	1200	1300	1400	
	FACTOR		1.30	1.21	1.14	1.08	1.04	1.00	.96	.94	.93	.92	.91	.90	
8	AREA	400	500	600	700	800	900	1000	1100	1200	1300	1400	1600	1800	
	FACTOR	1.30	1.21	1.15	1.10	1.06	1.03	1.00	.97	.95	.94	.93	.91	.90	
9	AREA	600	700	800	900	1000	1100	1200	1300	1400	1500	1600	1800	2000	2400
	FACTOR	1.21	1.16	1.12	1.08	1.05	1.02	1.00	.97	.96	.94	.93	.92	.91	.89
10	AREA	900	1000	1100	1200	1300	1400	1500	1600	1800	2000	2200	2400	2700	3000
	FACTOR	1.15	1.11	1.08	1.06	1.04	1.02	1.00	.98	.96	.94	.92	.91	.90	.89

AREA MODIFICATION

In determining the area adjustment modifier, each floor must be calculated separately. The square foot cost factors shown in the tables are based on specific areas for each quality class. Adjustment must be made for any variance from the basic average unit area as prescribed for each quality class. The procedure for applying the area adjustment table is as follows:

The appropriate basic cost factor is selected after the character of construction, quality rating, average unit area per floor and design of construction have been determined. The area modifier is found by comparing the actual average unit size to the comparable size shown in the table for a specific quality class. This area modifier is applied to the initial basic cost factor. The adjusted rate is then applied to the total square foot area for each particular floor. These costs plus any additive charges, will produce the replacement cost new of the structure.



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

COST FACTORS

SIDE BY SIDE

CONSTRUCTION: CLASS C

CLASS	3	4	5	6	7	8	9	10
BASE AREA	400	500	600	700	800	1000	1200	1500
2 Units Up	13.95	15.65	17.60	19.80	22.45	25.60	29.15	33.45
Down	17.30	19.50	22.05	24.65	27.90	31.90	36.50	41.75
3 Units Up	13.45	15.20	17.10	19.30	21.90	24.95	28.55	32.85
Down	16.90	19.00	21.40	24.00	27.25	31.25	35.75	41.00
4 Units Up	13.10	14.80	16.80	18.90	21.40	24.45	28.10	32.30
Down	16.45	18.55	20.85	23.50	26.75	30.65	35.15	40.40
5 Units Up	12.80	14.50	16.45	18.45	21.00	24.00	27.70	31.90
Down	16.15	18.15	20.45	23.10	26.35	30.10	34.60	39.85
6 Units Up	12.60	14.15	16.15	18.15	20.65	23.70	27.25	31.45
Down	15.85	17.85	20.05	22.65	25.90	29.70	34.10	39.35
7 Units Up	12.40	13.95	15.85	17.85	20.35	23.40	26.95	31.05
Down	15.50	17.50	19.70	22.35	25.60	29.25	33.65	38.90
8 Units Up	12.15	13.75	15.65	17.60	20.15	23.20	26.65	30.75
Down	15.30	17.20	19.50	22.05	25.30	28.95	33.35	38.50
12 Units Up	11.75	13.20	14.90	16.90	19.30	22.15	25.60	29.60
Down	14.70	16.45	18.65	21.00	24.00	27.70	32.00	37.05
16 Units Up	11.55	13.00	14.60	16.45	18.80	21.50	24.95	28.85
Down	14.50	16.25	18.25	20.55	23.40	26.95	31.05	36.00



**MULTIPLE DWELLINGS
BASE YEAR 1980**

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

COST FACTORS

BACK TO BACK

CONSTRUCTION: CLASS C

CLASS	3	4	5	6	7	8	9	10
BASE AREA	400	500	600	700	800	1000	1200	1500
2 Units Up	13.75	15.30	17.40	19.50	22.15	25.30	28.95	33.25
Down	17.10	19.30	21.65	24.45	27.70	31.45	36.20	41.55
3 Units Up	13.20	14.90	16.90	19.00	21.60	24.75	28.30	32.60
Down	16.55	18.65	21.10	23.80	27.05	30.85	35.45	40.80
4 Units Up	12.80	14.60	16.45	18.55	21.20	24.35	27.80	32.10
Down	16.15	18.25	20.55	23.30	26.45	30.30	34.80	40.15
5 Units Up	12.50	14.25	16.15	18.15	20.75	23.90	27.40	31.70
Down	15.85	17.85	20.15	22.75	26.00	29.80	34.30	39.55
6 Units Up	12.25	13.95	15.85	17.95	20.45	23.50	27.05	31.25
Down	15.50	17.50	19.80	22.35	25.60	29.35	33.80	39.00
7 Units Up	12.05	13.75	15.50	17.60	20.15	23.20	26.75	30.85
Down	15.20	17.20	19.50	22.05	25.30	28.95	33.35	38.60
8 Units Up	11.95	13.65	15.30	17.40	19.95	22.85	26.45	30.50
Down	15.00	17.00	19.30	21.80	24.95	28.55	32.95	38.20
12 Units Up	11.55	13.00	14.70	16.55	19.00	21.90	25.30	29.35
Down	14.35	16.25	18.35	20.75	23.80	27.50	31.70	36.70
16 Units Up	11.35	12.70	14.35	16.25	18.45	21.30	24.65	28.55
Down	14.25	15.95	18.05	20.25	23.20	26.65	30.85	35.75



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

COST FACTORS

SIDE BY SIDE

CONSTRUCTION: CLASS D

CLASS	3	4	5	6	7	8	9	10
BASE AREA	400	500	600	700	800	1000	1200	1500
2 Units Up	13.00	14.60	16.40	18.50	20.90	23.85	27.20	31.40
Down	16.25	18.25	20.60	23.20	26.05	29.70	34.00	39.15
3 Units Up	12.60	14.05	15.85	17.85	20.35	23.20	26.65	30.75
Down	15.75	17.65	19.95	22.45	25.50	28.95	33.40	38.40
4 Units Up	12.20	13.75	15.55	17.55	19.95	22.70	26.25	30.25
Down	15.20	17.20	19.40	21.95	25.00	28.45	32.75	37.80
5 Units Up	11.95	13.45	15.20	17.20	19.55	22.25	25.80	29.80
Down	14.90	16.80	19.00	21.50	24.45	27.90	32.20	37.25
6 Units Up	11.75	13.25	14.90	16.90	19.20	21.95	25.40	29.40
Down	14.60	16.50	18.70	21.10	24.05	27.50	31.70	36.75
7 Units Up	11.55	13.00	14.70	16.60	18.90	21.65	25.00	29.10
Down	14.30	16.15	18.35	20.80	23.60	27.10	31.30	36.30
8 Units Up	11.35	12.80	14.50	16.40	18.70	21.40	24.65	28.75
Down	14.05	15.95	18.15	20.60	23.30	26.65	30.85	35.90
12 Units Up	10.80	12.20	13.75	15.65	17.75	20.35	23.70	27.50
Down	13.45	15.20	17.30	19.55	22.15	25.50	29.60	34.45
16 Units Up	10.70	11.85	13.35	15.20	17.20	19.95	22.90	26.85
Down	13.25	14.90	16.80	19.00	21.50	24.75	28.75	33.50



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

COST FACTORS

BACK TO BACK

CONSTRUCTION: CLASS D

CLASS	3	4	5	6	7	8	9	10
BASE AREA	400	500	600	700	800	1000	1200	1500
2 Units Up	12.70	14.30	16.15	18.15	20.60	23.40	27.00	31.30
Down	15.85	17.75	20.15	22.70	25.70	29.40	33.80	39.05
3 Units Up	12.20	13.85	15.65	17.65	20.05	22.90	26.45	30.65
Down	15.20	17.20	19.55	22.05	25.10	28.55	32.95	38.30
4 Units Up	11.85	13.45	15.20	17.20	19.55	22.45	26.05	30.15
Down	14.80	16.80	19.00	21.50	24.45	27.90	32.35	37.70
5 Units Up	11.55	13.10	14.90	16.90	19.10	22.05	25.60	29.70
Down	14.50	16.40	18.60	21.00	23.95	27.50	31.80	37.15
6 Units Up	11.35	12.80	14.60	16.60	18.80	21.65	25.20	29.30
Down	14.15	16.05	18.15	20.70	23.50	27.10	31.40	36.65
7 Units Up	11.15	12.60	14.40	16.25	18.60	21.30	24.75	28.85
Down	13.95	15.75	17.85	20.35	23.20	26.65	30.95	36.20
8 Units Up	10.90	12.40	14.15	15.95	18.35	21.00	24.45	28.55
Down	13.75	15.55	17.65	20.05	22.90	26.35	30.65	35.80
12 Units Up	10.50	11.85	13.35	15.20	17.45	20.05	23.40	27.50
Down	13.10	14.80	16.80	19.00	21.85	25.10	29.40	34.20
16 Units Up	10.30	11.55	13.10	14.90	16.90	19.40	22.70	26.65
Down	12.80	14.50	16.40	18.50	21.20	24.35	28.35	33.40

**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

METHOD TO DETERMINE R.C.N. OF WALK-UP APARTMENT BUILDINGS

1. By inspecting the exterior and some typical suites determine the quality class according to the specifications on pages 11, 12, and 13.
2. Calculate the square footage of each floor including finished and unfinished basement areas using outside dimensions.
3. Determine the 1st floor rate by choosing the appropriate "Down" rate for that quality class. Interpolate where necessary.
4. Multiply item #3 by the gross area of the 1st floor to determine the RCN.
5. Determine the 2nd floor rate by choosing the appropriate "Up" rate for that quality class. Interpolate where necessary.
6. Multiply item #5 by the gross area of the 2nd floor to determine the RCN.
7. Repeat step 5 and 6 for 3rd and 4th storeys and multiply by a factor of 1.02 and 1.04 respectively.
8. For Finished basements refer to Section 0204-01 for costing procedures.
9. Multiply the sum of items #4, 6 and 8 by the bedroom adjustment factor as detailed under Section 0204-03.
10. Add for unfinished basements, heating and air conditioning, balconies, elevators, punched-in parking, etc., as appropriate.

EXAMPLE

Criteria:

Class	C6B (Average)
No. of Storeys	3 and full basement. 'B' Shape
Floor Areas 1st - 3rd	6000 sf each floor. Finished basement 3000 sf.
Bedroom Ratio	BACHELOR: 8, 1 BR: 16, (24) - 2 BR: 12 = 70/30
Balcony Area	2,000 SF Open
Underground parking	None

Cost of 1st floor	6,000 sf x \$21.55	= \$ 129,300
2nd floor	6,000 sf x \$17.25	= \$ 103,500
3rd floor	6,000 sf x (\$17.25 x 1.02) = \$17.60	= \$ 105,600
Finished basement	3,000 sf x \$17.25	= \$ 51,750
	Total	= \$ 390,150
Adjustment for Bedroom ratio factor 1.03 x 390,150 = \$ 401,854		
Add: Unfinished basement	3,000 sf x \$ 3.35	= \$ 10,050
Heating	21,000 sf x \$ 1.00	= \$ 21,000
Air conditioning	21,000 sf x \$ 1.40	= \$ 29,400
Balconies	2,000 sf x \$10.00	= \$ 20,000
	Total RCN	= \$ 482,304



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

SPECIFICATIONS
WALK-UP APARTMENTS

CLASS 4 (LOW QUALITY)

- EXTERIOR: Walls - Concrete block, wood or vinyl siding
Windows - 15% of exterior single glazed, wood windows with paint finish.
- SUITES:
- FINISH: Floors - Vinyl asbestos tile.
Walls - Painted drywall.
Ceiling - Painted concrete or drywall.
Closets & Built-ins - Minimal.
- PLUMBING: Bathroom - 4 piece economy grade fixtures.
Kitchen - Stainless steel sink.
- CORRIDORS:
- FINISH: Floors - Vinyl asbestos tile.
Walls - Painted concrete block.
Ceilings - Painted concrete or drywall.

CLASS 5 (FAIR QUALITY)

- EXTERIOR: Walls - Average quality face brick.
Windows - 20% of exterior single glazed steel windows with paint finish.
- SUITES:
- FINISH: Floors - Parquet and vinyl asbestos tile.
Walls - Painted drywall.
Ceilings - Painted concrete or drywall.
Closets & Built-ins - Adequate.
Minimal counter space to kitchen.
- PLUMBING: Bathroom - 4 piece standard grade fixtures.
Kitchen - Stainless steel sink.
- CORRIDORS:
- FINISH: Floors - Vinyl asbestos tile with some low quality carpeting.
Walls - Painted concrete block.
Ceilings - Painted concrete or drywall.



MULTIPLE DWELLINGS
BASE YEAR 1980

ROW HOUSES, PLEXES
WALK-UP APARTMENTS

SPECIFICATIONS
WALK-UP APARTMENTS

CLASS 6 (AVERAGE QUALITY)

- EXTERIOR: Walls - Average quality face brick.
Windows - 20% of exterior double glazed aluminum with baked paint finish.
- SUITES:
FINISH: Floors - Vinyl asbestos tile, parquet; ceramic tile to bathroom.
Walls - Painted drywall; ceramic tile to tub area.
Ceilings - Stipple coat plaster.
Closets & Built-ins - Adequate closet space. Valance in living room, plastic laminate counter and vanity tops.
- PLUMBING: Bathroom - 4 piece standard grade fixtures.
Kitchen - Stainless steel sink.
- CORRIDORS:
FINISH: Floors - Terrazzo.
Walls - Painted drywall or plaster.
Ceilings - Stipple coat plaster.

CLASS 7 (GOOD QUALITY)

- EXTERIOR: Walls - Select quality face brick.
Windows - 30% of exterior double glazed aluminum with baked paint finish.
- SUITES:
FINISH: Floors - Parquet, high quality broadloom; ceramic tile to bathroom.
Walls - Good quality wall covering; ceramic tile dado to bathroom.
Ceiling - Stipple coat plaster.
Closets & Built-ins - Ample closet space with some walk-ins. Valances to living room. Plastic laminate counter and vanity tops.
- PLUMBING: Bathroom - 4 piece good quality fixtures with an additional 2 piece in two and three bedroom units only.
- CORRIDORS:
FINISH: Floors - High quality broadloom with terrazzo to lobby.
Walls - Good quality wall covering including lobby.
Ceiling - Stipple coat plaster with some ornate work.



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

SPECIFICATIONS
WALK-UP APARTMENTS

CLASS 8 (EXCELLENT QUALITY)

EXTERIOR: Walls - Select quality face brick and some stone.
Windows - 35% of exterior double glazed aluminum with
baked paint finish.

SUITES:

FINISH: Floors - Parquet, excellent quality broadloom,
ceramic tile or terrazzo to bathroom.
Walls - Excellent quality wall covering, ceramic
tile to bathroom.
Ceilings - Acoustic tile and/or plaster.
Luminous area in kitchen and bathroom.
Closets &
Built-ins - Ample walk-in closets.
Valances throughout. Top quality kitchen
and vanity units.

PLUMBING: Bathrooms - 2 sets of 4 piece with good quality
fixtures.

CORRIDORS:

FINISH: Floors - Excellent quality broadloom; marble or quarry
tile to lobby.
Walls - Excellent quality wall covering; travertine
or ceramic tile to lobby.
Ceiling - Acoustic tile and/or plaster; ornate plaster
to lobby.



MULTIPLE DWELLINGS
BASE YEAR 1980

SUBJECT

ROW HOUSES, PLEXES
WALK-UP APARTMENTS

COST FACTORS

WALK-UP APARTMENTS

CONSTRUCTION: CLASS C

CLASS	AREA	1000	2000	3000	4000	5000	6000	7000	8000	10000
4	UP	\$15.15	\$14.45	\$13.90	\$13.45	\$13.15	\$12.95	\$12.70	\$12.60	\$12.45
	DOWN	\$18.90	\$18.10	\$17.40	\$16.90	\$16.45	\$16.15	\$15.85	\$15.75	\$15.55
5	UP	\$17.75	\$17.00	\$16.45	\$15.95	\$15.60	\$15.30	\$14.95	\$14.80	\$14.55
	DOWN	\$22.25	\$21.20	\$20.45	\$19.80	\$19.45	\$19.10	\$18.70	\$18.50	\$18.20
6	UP	\$19.95	\$19.15	\$18.45	\$17.95	\$17.55	\$17.25	\$16.95	\$16.75	\$16.40
	DOWN	\$24.85	\$23.85	\$23.10	\$22.45	\$21.95	\$21.55	\$21.10	\$20.85	\$20.50
7	UP	\$22.85	\$21.95	\$21.20	\$20.65	\$20.25	\$19.90	\$19.55	\$19.30	\$18.90
	DOWN	\$28.40	\$27.35	\$26.60	\$25.95	\$25.45	\$24.90	\$24.35	\$24.00	\$23.50
8	UP	\$27.00	\$25.90	\$25.10	\$24.55	\$24.15	\$23.70	\$23.25	\$22.95	\$22.35
	DOWN	\$33.60	\$32.45	\$31.45	\$30.75	\$30.15	\$29.60	\$29.05	\$28.70	\$28.05

BEDROOM RATIO ADJUSTMENT FACTORS

Percentage 1 BR / 2BR (Count under 1 BR as 1 BR; over 2 BR as 2 BR)									
Ratio	10/90	20/80	30/70	50/50	60/40	70/30	90/10	100/0	
Factor	0.98	0.99	1.00	1.01	1.02	1.03	1.04	1.06	



Ontario
SECTION

MULTIPLE DWELLINGS
BASE YEAR 1980

SUBJECT

ROW HOUSES, PLEXES
WALK-UP APARTMENTS

COST FACTORS

WALK-UP APARTMENTS

CONSTRUCTION: CLASS D

CLASS	AREA	1000	2000	3000	4000	5000	6000	7000	8000	10000
4	UP	\$14.20	\$13.40	\$12.90	\$12.55	\$12.25	\$12.00	\$11.75	\$11.60	\$11.30
	DOWN	\$17.70	\$16.80	\$16.15	\$15.60	\$15.25	\$14.95	\$14.65	\$14.50	\$14.25
5	UP	\$16.60	\$15.75	\$15.20	\$14.75	\$14.45	\$14.15	\$13.80	\$13.60	\$13.30
	DOWN	\$20.80	\$19.75	\$19.00	\$18.45	\$18.10	\$17.75	\$17.35	\$17.15	\$16.70
6	UP	\$18.70	\$17.75	\$17.20	\$16.70	\$16.35	\$16.05	\$15.70	\$15.50	\$15.15
	DOWN	\$23.45	\$22.30	\$21.50	\$20.90	\$20.50	\$20.10	\$19.65	\$19.35	\$18.90
7	UP	\$21.30	\$20.40	\$19.75	\$19.20	\$18.80	\$18.40	\$18.00	\$17.75	\$17.25
	DOWN	\$26.50	\$25.55	\$24.70	\$23.95	\$23.40	\$22.95	\$22.45	\$22.15	\$21.60
8	UP	\$25.15	\$24.10	\$23.25	\$22.75	\$22.30	\$21.80	\$21.35	\$21.15	\$20.80
	DOWN	\$31.30	\$30.10	\$29.15	\$28.45	\$27.75	\$27.25	\$26.75	\$26.40	\$25.75

BEDROOM RATIO ADJUSTMENT FACTORS

Percentage 1 BR / 2 BR (Count under 1 BR as 1 BR; over 2 BR as 2 BR)								
Ratio	10/90	20/80	30/70	50/50	60/40	70/30	90/10	100/0
Factor	0.98	0.99	1.00	1.01	1.02	1.03	1.04	1.06



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

**ROW HOUSES, PLEXES
WALK-UP APARTMENTS**

GARAGES

Type Area	1	2	3	4	5
800	4.55	6.30	10.25	13.00	17.95
1000	4.40	5.95	9.70	12.20	16.85
1200	4.30	5.75	9.35	11.65	16.15
1600	4.20	5.50	8.90	11.00	15.25
2000	4.10	5.30	8.65	10.60	14.70
3000	4.00	5.10	8.25	10.10	14.00
4000	3.95	5.00	8.10	9.80	13.65
6000	3.90	4.85	7.90	9.55	13.25
8000	3.90	4.80	7.80	9.40	13.10
10000	3.85	4.80	7.80	9.30	13.00
12000	3.85	4.75	7.75	9.25	12.90
OVER 12000	3.85	4.75	7.70	9.20	12.85

Refer to Section 0203-08 for the specifications of these
garages.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

MULTIPLE DWELLINGS

SUBJECT

MEDIUM AND HIGH RISE
APARTMENT BUILDINGS

METHOD TO DETERMINE R.C.N. OF MEDIUM AND HIGH RISE APARTMENT BUILDINGS

1. Determine the quality class by inspecting the exterior and some typical suites.
2. Ascertain the square foot area of all floors including finished basement using outside dimensions (exclude balconies and unfinished basement areas).
3. Determine the base rate for that quality class.
4. Adjust the base rate by the appropriate storey adjustment factor.
5. Adjust item #4 by the bedroom ratio adjustment factor. To determine the ratio, establish the total number of suites; treat 1 bedroom and under as 1 bedroom, and 2 bedroom and over as 2 bedroom. Calculate the percentage of 1 bedroom and 2 bedroom to the total. Do not interpolate - use the factor for the nearest ratio.
6. If the structure is load bearing masonry, increase rate by 5%.
7. Multiply item #2 by the final adjusted rate.
8. Calculate balcony areas.
9. Determine number of underground parking spaces.
10. Add for balconies, underground parking and air conditioning as appropriate.

EXAMPLE

Criteria:

Class	6 (Average)
No. of Storeys	20
Total Area	332,000 SF
Balcony Area	39,000 SF Open
No. of Suites	327 (100 1 BR, 227 2 BR = 30/70 ratio)
No. of Underground	
Parking Spaces	327
Total Apartment Area	332,000 SF
Cost of Apartment	332,000 X (\$20.90 X 1.00* X 1.00**) = 6,938,800
Balconies	39,000 X \$10.00 = 390,000
Underground Garages	327 X \$3,800 = 1,242,600
Air Conditioning	312,000 X \$1.40 = 436,800
Apartment R.C.N.	<u>\$9,008,200</u>

*Storey adjustment and **bedroom ratio factor applied here. If the structure is load bearing masonry, multiply by 1.05 at this juncture.

DATE

January 1, 1987

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PAGE

1 OF

4



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

MEDIUM AND HIGH RISE APARTMENTS

SPECIFICATIONS

CLASS 5 (FAIR QUALITY)

EXTERIOR:	Walls	- Average quality face brick.
	Windows	- Single glazed steel windows with paint finish.
SUITE	Floors	- Vinyl asbestos tile throughout.
FINISH:	Walls	- Painted drywall, ceramic tile to tub area.
	Ceiling	- Painted concrete ceiling.
SUITE	Bathroom	- Standard quality bath with shower, water closet, lavatory basin.
PLUMBING:	Kitchen	- Stainless steel sink.

CLASS 6 (AVERAGE QUALITY)

EXTERIOR:	Walls	- Average quality face brick.
	Windows	- 20% of exterior double glazed aluminum with baked paint finish.
SUITE	Floors	- Vinyl asbestos tile, carpet, ceramic tile to bathroom.
FINISH:	Walls	- Painted drywall, ceramic tile to tub and basin area.
	Ceiling	- Stipple coat plaster, drywall to small areas.
SUITE	Bathroom	- Standard quality bath with shower, water closet, lavatory basin.
PLUMBING:	Kitchen	- Stainless steel sink.

Extra plumbing in 3 bedroom suites only.



**MULTIPLE DWELLINGS
BASE YEAR 1980**

SUBJECT

MEDIUM AND HIGH RISE APARTMENTS

SPECIFICATIONS

CLASS 7 (GOOD QUALITY)

EXTERIOR: Walls - Select quality face brick or precast concrete panels.
Windows - 30% of exterior double glazed aluminum with baked paint finish.

SUITE FINISH: Floors - Parquet, high quality broadloom, ceramic tile to bathroom.
Walls - Good quality wall covering, ceramic tile to bath walls.
Ceiling - Stipple coat plaster, drywall to small areas.

SUITE PLUMBING: Bathroom - Good quality bath with shower, water closet, lavatory basin.
Kitchen - Stainless steel sink.

Extra plumbing in 2 & 3 bedroom suites only.

CLASS 8 (EXCELLENT QUALITY)

EXTERIOR: Walls - Select quality face brick/high quality precast concrete panels.
Windows - 35%+ of exterior double glazed aluminum with baked paint finish.

SUITE FINISH: Floors - Parquet, excellent quality broadloom, ceramic or terrazzo to bathroom.
Walls - Excellent quality wall covering, ceramic tile to bath walls.
Ceiling - Acoustic tile ceiling and/or plaster.

SUITE PLUMBING: Bathroom - Excellent quality bath with shower, water closet, lavatory basin, bidet.
Kitchen - Stainless steel sink.

Extra plumbing in all suites.

MULTIPLE DWELLINGS
BASE YEAR 1980

SUBJECT

MEDIUM & HIGH RISE
APARTMENTS

REINFORCED CONCRETE FRAMED RATES

Class	5	6	7	8
Area 50,000 SF & Up	20.00	20.90	23.80	26.80

Note: The cost factors shown above exclude the following: Balconies, underground parking, air conditioning and exterior works.

ADJUSTMENTS

- Balconies - open with railings and/or panels per balcony
OASYS points 1 per 10 sq. ft. \$10.00
- enclosed with glazed aluminum screens per balcony
OASYS points 1 per sq. ft. 14.40
- Underground Parking - per car parking space. 3,800
- Air Conditioning - per square foot of floor area. 1.40

STOREY ADJUSTMENT FACTORS

No. of Storeys	4	5	6	7-8	9-10
Factor	1.07	1.05	1.04	1.02	1.01
No. of Storeys	11-29	30-35	36-40	41-45	46-50
Factor	1.00	1.01	1.02	1.03	1.04

BEDROOM RATIO ADJUSTMENT FACTORS

Percentage 1 BR/2 BR (Count under 1 BR as 1 BR; over 2 BR as 2 BR)								
Ratio	10/90	20/80	30/70	50/50	60/40	70/30	90/10	100/0
Factor	.98	.99	1.00	1.01	1.02	1.03	1.04	1.06

LOAD BEARING MASONRY

Increase the reinforced concrete frame rates by 5%.



(b)

(b)

(b)

(b)



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SPECIAL TYPE DWELLINGS

SUBJECT

OVERVIEW

Special type dwellings include partially or wholly
manufactured units.

This section covers mobile, log, post and beam homes and
cottages.

The various subsections specify the details of each type.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SPECIAL TYPE DWELLINGS

SUBJECT

**MANUFACTURED HOMES
(MOBILE HOMES)**

Manufactured homes are factory built structures which are transported to the site, set on permanent foundations and connected to the required services.

The homes are manufactured in two basic units, referred to as single wide (SW) and double wide (DW), and normally delivered within a 200 mile radius from the plant at no extra cost.

In the early 1970's there were many manufacturers in the mobile home market, but today there are only two in the Province.

Although retail prices normally include appliances and drapes, these items have been excluded from the cost.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

SUBJECT

**MANUFACTURED HOMES
(MOBILE HOMES)**

STANDARD QUALITY

GENERAL DESCRIPTION: Since CSA standard Z240 (Structural Requirements for Mobile Homes), was introduced in 1971, manufactured homes are basically built to the same standards as conventional housing.

EXTERIOR: Walls - Horizontal or vertical aluminum siding.
Windows - Standard quality double glazed aluminum or vinyl sliding windows, or double hung wood thermal break windows. Average amount of fenestration.
Doors - Wood doors with aluminum storms.

ROOF: Type - Flat or low slope.
Finish - Asphalt shingles or sheet metal roofing.
Overhang - Aluminum soffit and fascia.

INTERIOR FINISHES: Floors - Broadloom with some cushion or vinyl asbestos tile flooring.
Walls - Prefinished plywood panelling with vinyl covered drywall in kitchen and bathroom.
Ceiling - Fibreboard panels.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

**MANUFACTURED HOMES
(MOBILE HOMES)**

STANDARD QUALITY (CONT'D)

INTERIOR Cupboards
FINISHES: & Vanities- Hardwood veneer cupboards and vanities.
(CONT'D) Preformed laminated plastic counter top.
 Closets - Adequate bedroom and linen closets. Wood
 or steel bi-fold doors.

PLUMBING: 4 to 8 sanitary fixtures comprising any of the following:
 Toilet, basin, bath tub with shower head, stall shower,
 kitchen sink and laundry tub.

ELECTRICAL
& HEATING: 200 Amp. service and forced air electric heating.

FAIR QUALITY

The differences between fair and standard quality units can be summarized as follows:

- lesser quality is evident in the exterior wall finishes, interior finishes, cupboards and vanities
- economy grade aluminum windows
- the roofs (double wide units only) have less overhang and may have wood soffits and fascias rather than aluminum.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

**MANUFACTURED HOMES
(MOBILE HOMES)**

COST FACTORS

UNIT QUALITY LENGTH IN FT.	SINGLE WIDE (SW)		DOUBLE WIDE (DW)	
	STANDARD	FAIR	STANDARD	FAIR
	12' & 14' WIDTHS	12' & 14' WIDTHS	23' & 24' WIDTHS	23' & 24' WIDTHS
36	---	---	26.55	22.55
40	---	---	26.00	22.10
44	25.50	21.65	25.50	21.70
48	25.00	21.20	25.00	21.25
52	24.50	20.80	24.50	20.85
56	24.00	20.40	24.00	20.40
60	23.50	20.00	23.55	20.00
64	23.05	19.60	---	---
66	22.80	19.40	---	---

*Cost per Sq. Ft. of Floor Area.

*Set-up on concrete or steel piers are included in above rates.

*Asphalt shingled roofs on single wide units - add \$1.00 per Sq. Ft.

*Double wide split entry models - increase value by \$800.00.

*When a manufacturer or dealer speaks of single wide sizes, he will always include the hitch length, which is approximately four feet. For example, should a dealer specify a home as 14' X 70' - the actual size is 14' X 66'. It is this actual size which must be used in determining costs.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

**MANUFACTURED HOMES
(MOBILE HOMES)**

BASEMENT AND FOUNDATION COST FACTORS

Basement Cost - Rates include a full basement, 7.5 to 8.0 feet in height, excavation, footings, foundation walls, drainage, backfill, concrete floor, basement windows, staircase and electrical work.

Foundation Cost - Rates include four feet of foundation wall, excavation, footings and backfill.

BASEMENT AND FOUNDATION COSTS PER S.F. OF FLOOR AREA				
UNIT LENGTH IN FEET	SINGLE WIDE 12' & 14'		DOUBLE WIDE 23' & 24'	
	BASEMENT COST	FOUNDATION COST	BASEMENT COST	FOUNDATION COST
36	--	--	5.10	3.00
40	--	--	4.90	2.85
44	6.40	3.75	4.70	2.70
48	6.25	3.60	4.50	2.60
52	6.10	3.55	4.35	2.55
56	6.00	3.50	4.25	2.50
60	5.90	3.40	4.20	2.45
64	5.80	3.35	--	--
66	5.75	3.30	--	--

The following foundations are peculiar to manufactured homes and are most often found in a park-type setting:

Type I - 12" gravel base - 4" poured concrete slab with wire mesh - 2 courses 8" fluted block - 2" styro-foam insulation on interior.

Type II - Topsoil removed - 12" X 16" reinforced concrete footing on grade - 2 courses of 8" concrete block - 2" styrofoam insulation on both sides of foundation - earth fill to within 3" of top of foundation.

Type III - Concrete piers - 4" poured concrete slab - wood framed stud skirt with aluminum or frame siding, approximately 2' high.

Use \$2.50 per Sq. Ft. for Types I to III inclusive.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SPECIAL TYPE DWELLINGS

SUBJECT

**LOG HOMES
TYPE A**

The most outstanding characteristic of a log home is that the exterior walls are constructed solely of logs. These logs also form the interior perimeter walls so that interior finish on these walls is not necessary. The exterior log walls come in many variations. The following are examples of these variations:

- round logs of various sizes which are round notched (round notch on bottom of log permits logs to be fitted together)
- round logs of various sizes with chinking (chinking - a mortar mixture which is applied between the logs)
- pre-cut logs of various sizes (milled on four sides - tongue and groove)
- logs which are round on the outside and planed on the inside (milled on three sides - tongue and groove).

Because of the size of the above mentioned logs (12" to 14" diameter on raw logs - 6" to 9" width on pre-cut logs), they are self-insulating with an R value of 12 to 16.

It is common to have some log partitioning walls, but the majority of partitioning is finished drywall or panelling over wood studs.

Roof structures vary from conventional wood truss to beam or log rafters. Normally log homes have generous roof overhangs to help conserve the exterior log walls.

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SPECIAL TYPE DWELLINGS
BASE YEAR 1980

SUBJECT

LOG HOMES
TYPE A

TYPE 1 (FAIR QUALITY)

- GENERAL DESCRIPTION: The dominant characteristic is the log wall construction. The remaining structure and finishes are more conventional in nature. Simple design with fair quality interior finishes.
- EXTERIOR: Walls - Various type logs.
Windows - Wood, vinyl or aluminum with double glazing. Fair amount of fenestration.
Doors - Solid core wood.
- ROOF: Type - Simple gable, low pitch.
Finish - Standard quality asphalt shingles.
Overhang & Gutters - Normal overhang, plywood soffit, galvanized gutters and downspouts.
- INTERIOR FINISHES: General - Standard grade millwork.
Floors - Vinyl asbestos tile, fair grade carpeting, fair grade cushion flooring.
Walls - Perimeter walls are log. Partition walls are drywall or fair grade panelling.
Ceiling - Drywall or tongue and groove pine.
Closets - Adequate bedroom and linen closets.
Kitchen - Fair quality cabinets with laminated plastic countertop.
Bathroom - Fair quality vanities with laminated plastic countertops. Ceramic tile around tub area.
Staircase - Pine stairs and handrail. Straight flight.
- PLUMBING: 5 sanitary fixtures comprising any of the following: Toilet, wash basin, bathtub with shower head, stall shower, kitchen sink, laundry tub.
- *HEATING: Cost separately.
- ELECTRICAL: Adequate number of outlets, 100 Amp. service.
- *Refer to Additions & Deletions Section No. 0203-04.



SPECIAL TYPE DWELLINGS
BASE YEAR 1980

SUBJECT

LOG HOMES
TYPE A

TYPE 2 (AVERAGE QUALITY)

GENERAL DESCRIPTION: The dominant characteristic is the log wall construction. The remaining structure and finishes are more conventional in nature. Varied design with average quality interior finishes.

EXTERIOR: Walls - Various type logs.
Windows - Wood or aluminum with double glazing. Some bay or bow type.
Doors - Solid core wood or insulated metal. Patio doors.

ROOF: Type - Gable or hip, dormers, average pitch.
Finish - Standard quality asphalt shingles or wood shingles.
Overhang & Gutters - Generous overhang, tongue and groove pine soffit, galvanized or aluminum gutters and downspouts.

INTERIOR FINISHES: General - Standard grade millwork.
Floors - Tongue and groove pine, average grade carpeting, average grade cushion flooring.
Walls - Perimeter walls are log. Some partition walls may be log but they are mainly drywall or average grade panelling.
Ceiling - Drywall or tongue and groove pine.
Closets - Adequate bedroom and linen closets.
Kitchen - Average quality hardwood veneer cabinets with laminated plastic countertop.
Bathroom - Average quality vanities with laminated plastic countertops. Ceramic tile around tub area.
Staircase - Pine stairs and handrail. Straight flight.

PLUMBING: 7 sanitary fixtures comprising any of the following: Toilet, wash basin, bathtub with shower head, stall shower, kitchen sink, laundry tub.

*HEATING: Cost separately.

ELECTRICAL: Adequate number of outlets, 100 Amp. service.

*Refer to Additions & Deletions Section No. 0203-04.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

SUBJECT

**LOG HOMES
TYPE A**

TYPE 3 (GOOD QUALITY)

GENERAL DESCRIPTION: The dominant characteristic is the log wall construction. The remaining structure and finishes are more conventional in nature. Attractive design with good quality interior finishes.

EXTERIOR:

- Walls** - Various type logs.
- Windows** - Good quality wood or aluminum with double glazing. Some bay or bow type.
- Doors** - Good quality wood or insulated metal. Patio doors.

ROOF:

- Type** - Cut-up due to different levels, dormers, high pitch.
- Finish** - Asphalt shingles, wood shingles, cedar shakes.
- Overhang & Gutters** - Large overhang, tongue and groove pine soffit, galvanized or aluminum gutters and downspouts.

INTERIOR FINISHES:

- General** - Good grade millwork.
- Floors** - Tongue and groove pine, good grade carpeting, good grade cushion flooring.
- Walls** - Perimeter walls are log. Some partition walls may be log, but they are mainly drywall, plaster, or good grade panelling.
- Ceiling** - Drywall, plaster or tongue and groove pine.
- Closets** - Large bedroom and linen closets.
- Kitchen** - Good quality hardwood veneer cabinets with laminated plastic countertop.
- Bathroom** - Good quality vanities with laminated plastic countertops. Ceramic tile around tub area.

PLUMBING: 10 sanitary fixtures comprising any of the following: Toilet, wash basin, bathtub with shower head, stall shower, kitchen sink, laundry tub.

***HEATING:** Cost separately.

ELECTRICAL: Ample number of outlets, 125 Amp. service with reset switches.

***Refer to Additions & Deletions Section No. 0203-04.**



SPECIAL TYPE DWELLINGS

SUBJECT

**LOG HOMES
TYPE A**

SHAPE A

Area Type	500	600	700	800	900	1000	1100	1200
1	27.65	26.40	25.25	24.20	23.35	22.60	21.95	21.35
2	32.55	31.05	29.70	28.45	27.45	26.60	25.80	25.10
3	37.45	35.70	34.15	32.70	31.55	30.60	29.65	28.85

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	20.80	20.35	19.95	19.60	19.40	19.15	18.95	18.80
2	24.45	23.95	23.45	23.05	22.80	22.50	22.30	22.10
3	28.10	27.55	26.95	26.50	26.20	25.90	25.65	25.40

SHAPE B

Area Type	500	600	700	800	900	1000	1100	1200
1	28.35	27.05	25.95	24.85	24.00	23.30	22.60	22.00
2	33.35	31.85	30.50	29.25	28.25	27.40	26.60	25.90
3	38.35	36.65	35.10	33.65	32.50	31.50	30.60	29.80

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	21.45	21.05	20.60	20.25	20.05	19.80	19.65	19.45
2	25.25	24.75	24.25	23.85	23.60	23.30	23.10	22.90
3	29.05	28.45	27.90	27.45	27.15	26.80	26.55	26.35

*Rates are for a one storey structure and do not include a
basement or heating.



SPECIAL TYPE DWELLINGS

**LOG HOMES
TYPE A**

SHAPE C

Area Type	500	600	700	800	900	1000	1100	1200
1	29.10	27.85	26.75	25.65	24.80	24.05	23.40	22.80
2	34.25	32.75	31.45	30.20	29.20	28.30	27.50	26.80
3	39.40	37.65	36.15	34.75	33.60	32.55	31.65	30.80

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	22.25	21.85	21.40	21.10	20.85	20.60	20.45	20.25
2	26.15	25.70	25.15	24.80	24.50	24.25	24.05	23.85
3	30.05	29.55	28.90	28.50	28.20	27.90	27.65	27.45

SHAPE D

Area Type	500	600	700	800	900	1000	1100	1200
1	29.90	28.60	27.50	26.45	25.60	24.80	24.15	23.55
2	35.15	33.65	32.35	31.10	30.10	29.20	28.40	27.70
3	40.40	38.70	37.20	35.75	34.60	33.60	32.65	31.85

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	23.00	22.60	22.15	21.85	21.60	21.40	21.20	21.05
2	27.05	26.60	26.05	25.70	25.40	25.15	24.95	24.75
3	31.10	30.60	29.95	29.55	29.20	28.90	28.70	28.45

*Rates are for a one storey structure and do not include a
basement or heating.



ONTARIO VALUATION
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SPECIAL TYPE DWELLINGS

SUBJECT

**LOG HOMES
TYPE B**

The exterior walls on this type of log home are comprised of much smaller logs (3" wide X 6" high - pre-cut tongue and groove), than those found in the "Type A" log home.

The partitioning walls in this type of log home are 100% cedar or pine log, the same size as the exterior walls. This is in sharp contrast to the "Type A" log home where the majority of partitions are the conventional drywall on frame studs.

There are actually three classes of "Type B" log home:

Class B1 - Single wall construction - uninsulated roof structure.

Class B2 - Single wall construction - insulated roof
structure.

Class B3 - Insulated double wall construction - insulated
roof structure.

The Class B1 single wall type is likely to be used more as a summer cottage because the insulation value of the bare wall and roof structures are not that great.

All roof structures have a generous overhang to help conserve the exterior log walls.

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**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

SUBJECT

**LOG HOMES
TYPE B**

GENERAL DESCRIPTION: All exterior walls and partition walls are pre-cut tongue and groove cedar or pine logs. The remaining materials and workmanship are of average quality.

EXTERIOR: Walls - "B1" - Pre-cut tongue and groove logs (single wall).
"B2" - Pre-cut tongue and groove logs (single wall).
"B3" - Insulated "double wall" of pre-cut tongue and groove logs.
- NOTE: Double Wall - Two separate 3" X 6" pine log walls with insulation between, or 3" X 6" cedar log wall plus conventional studs, insulation and 1" X 6" interior cedar finish.
Windows - Double glazed.
Doors - Solid core wood.

ROOF: Type - "B1" - Gable, 2" X 6" tongue and groove sheathing over beams.
"B2" - Gable, beams plus conventional rafters, plywood sheathing and R20 insulation, 1" X 6" tongue and groove inner roof decking.
"B3" - Gable, beams plus double roof construction with plywood sheathing and R32 insulation - 1" X 6" tongue and groove inner roof decking.

Finish - Standard quality asphalt shingles.
Overhang
& Gutters - Generous overhang with tongue and groove soffit and fascia metal gutters.



SPECIAL TYPE DWELLINGS
BASE YEAR 1980

SUBJECT

LOG HOMES
TYPE B

INTERIOR General - Standard grade millwork.
FINISHES: Floors - Medium grade carpeting and cushion
flooring.
Walls - All perimeter and partition walls are log.
Ceiling - Tongue and groove cedar or pine.
Closets - Adequate bedroom and linen closets.
Kitchen - Average quality kitchen cabinets with
formed countertop.
Bathroom - Average quality vanities with formed
top, cushion flooring, ceramic tile
around tub and shower areas.
*Staircase - Pine with straight flight, wood
handrail.

PLUMBING: 7 sanitary fixtures comprising any of the following:
Toilet, wash basin, bathtub with shower head, stall
shower, kitchen sink, laundry tub.

**HEATING: Cost separately.

ELECTRICAL: Ample number of outlets, 100 amp. service with reset
switches.

*Staircase only applicable to 2 storey or split level structures.

**Refer to Additions & Deletions Section No. 0203-04.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

**LOG HOMES
TYPE B**

SHAPE A

Area Type	400	500	600	700	800	900	1000	1100	1200
1	30.05	28.65	27.45	26.25	25.05	24.30	23.60	22.90	22.15
2	31.80	30.25	29.00	27.75	26.45	25.70	24.95	24.20	23.45
3	37.60	35.80	34.30	32.80	31.30	30.40	29.50	28.60	27.70

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	21.70	21.20	20.75	20.50	20.25	20.00	19.90	19.75
2	22.90	22.40	21.90	21.65	21.40	21.15	21.00	20.90
3	27.10	26.50	25.90	25.60	25.30	25.00	24.85	24.70

SHAPE B

Area Type	400	500	600	700	800	900	1000	1100	1200
1	30.75	29.35	28.15	26.95	25.75	25.00	24.30	23.60	22.85
2	32.60	31.05	29.80	28.55	27.25	26.50	25.75	25.00	24.25
3	38.50	36.70	35.20	33.70	32.20	31.30	30.40	29.50	28.60

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	22.40	21.90	21.45	21.20	20.95	20.70	20.60	20.45
2	23.70	23.20	22.70	22.45	22.20	21.95	21.80	21.70
3	28.00	27.40	26.80	26.50	26.20	25.90	25.75	25.60

*Rates are for a one storey structure and do not include a basement or heating.

*If electrical, plumbing, cabinets, and floor finish are fair quality - Reduce rate by 5%.

*If electrical, plumbing, cabinets, and floor finish are good quality - Increase rate by 7%.



Ontario
SECTION

SUBJECT

SPECIAL TYPE DWELLINGS

**LOG HOMES
TYPE B**

SHAPE C

Area Type	400	500	600	700	800	900	1000	1100	1200
1	31.50	29.95	28.95	27.65	26.65	25.85	25.10	24.35	23.55
2	33.35	31.75	30.65	29.30	28.20	27.40	26.60	25.80	25.00
3	39.40	37.45	36.20	34.60	33.30	32.35	31.40	30.45	29.50

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	23.05	22.55	22.05	21.80	21.55	21.30	21.15	21.00
2	24.45	23.90	23.35	23.10	22.80	22.55	22.40	22.30
3	28.85	28.20	27.55	27.25	26.95	26.60	26.45	26.30

SHAPE D

Area Type	400	500	600	700	800	900	1000	1100	1200
1	32.30	30.75	29.75	28.45	27.45	26.65	25.90	25.15	24.35
2	34.15	32.55	31.45	30.10	29.00	28.20	27.40	26.60	25.80
3	40.40	38.45	37.20	35.60	34.30	33.35	32.40	31.45	30.50

Area Type	1300	1400	1500	1600	1700	1800	1900	2000
1	23.85	23.35	22.85	22.60	22.35	22.10	21.95	21.80
2	25.25	24.70	24.15	23.90	23.60	23.35	23.20	23.10
3	29.85	29.20	28.55	28.25	27.95	27.60	27.45	27.30

*Rates are for a one storey structure and do not include a basement or heating.

*If electrical, plumbing, cabinets, and floor finish are fair quality - Reduce rate by 5%.

*If electrical, plumbing, cabinets, and floor finish are good quality - Increase rate by 7%.



ONTARIO VALUATION
MANUAL
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SECTION

SPECIAL TYPE DWELLINGS

SUBJECT

POST AND BEAM HOMES

Post and beam homes are unique in that they are built around a rugged timber framework. Inside the house this post and beam framework is left visible, producing a sense of strength and permanence. Normal frame studding is placed between the wall posts. The roof structure has tongue and groove pine over heavy frame rafters as well as a wood truss framework. This produces a finished appearance on the inside as well as a sturdy well insulated roof.

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**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

SUBJECT

POST AND BEAM HOMES

GENERAL DESCRIPTION: Good quality materials used throughout and workmanship above average. Good architectural attractiveness utilizing high pitched roofs and custom windows.

EXTERIOR:

- Walls** - Rough or smooth-sawn wood siding, good quality clay brick.
- Windows** - Wood casement, double glazed, some custom windows.
- Doors** - Solid pine, wood patio doors, double glazed.

ROOF:

- Type** - High pitched gable roof, cut-up.
- Finish** - Asphalt shingles.
- Overhang & Gutters** - Metal gutters, pine fascia and soffit, average overhang and gutters.

INTERIOR FINISHES:

- General** - Select grade millwork.
- Floors** - Carpeting and/or tongue and groove pine to most areas, cushion flooring or ceramic tile elsewhere.
- Walls** - Finished drywall, some tongue and groove pine or panelling.
- Ceiling** - Tongue and groove pine (exposed - part of roof or floor structure).
- Closets** - Large bedroom closets, good linen and storage space.
- Kitchen** - Good quality cabinets, laminated plastic or ceramic tile counter top.
- Bathroom** - Good quality vanities, ceramic tile flooring, ceramic tile around tub and shower areas.
- *Staircase** - Pine, straight flight with polished wood handrail.

PLUMBING: 8 sanitary fixtures comprising any of the following: Toilet, wash basin, bathtub with shower head, stall shower, kitchen sink, laundry tub.

**** HEATING:** Cost separately.

ELECTRICAL: Ample number of outlets, 125 amp. service with reset switches.

*Staircase only applicable to 2 Storey or Split Level structures.

**Refer to Additions & Deletions Section No. 0203-04.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

POST AND BEAM HOMES

SHAPE A

Area	500	600	700	800	900	1000	1100	1200
Rate	38.20	36.60	35.00	33.40	32.50	31.50	30.50	29.60

Area	1300	1400	1500	1600	1700	1800	1900	2000
Rate	28.95	28.25	27.65	27.35	27.05	26.70	26.55	26.40

SHAPE B

Area	500	600	700	800	900	1000	1100	1200
Rate	39.10	37.50	35.90	34.30	33.40	32.40	31.40	30.50

Area	1300	1400	1500	1600	1700	1800	1900	2000
Rate	29.85	29.15	28.55	28.25	27.95	27.60	27.45	27.30

*Rates are for a one storey structure and do not include
basement or heating.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

SUBJECT

POST AND BEAM HOMES

SHAPE C

Area	500	600	700	800	900	1000	1100	1200
Rate	40.05	38.60	37.00	35.35	34.50	33.50	32.50	31.50

Area	1300	1400	1500	1600	1700	1800	1900	2000
Rate	30.80	30.20	29.60	29.20	28.85	28.55	28.45	28.30

SHAPE D

Area	500	600	700	800	900	1000	1100	1200
Rate	41.15	39.70	38.10	36.45	35.60	34.60	33.60	32.60

Area	1300	1400	1500	1600	1700	1800	1900	2000
Rate	31.90	31.30	30.70	30.30	29.95	29.65	29.55	29.40

*Rates are for a one storey structure and do not include
basement or heating.



ONTARIO VALUATION
MANUAL
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SECTION

SPECIAL TYPE DWELLINGS

SUBJECT

COTTAGES

Cottages, for purposes of costing are classified as Types 1, 2, and 3 representing fair, average, and good quality respectively.

The fair quality includes normal wood-framed structures of simple design built to minimum building code requirements.

The average quality describes the predominantly pre-cut or prefabricated structure that is easily assembled on site. Though the design is superior to the fair classification -- with double wall construction, etc. -- the interior finishes are of an economical grade.

The good quality, though often prefabricated, is well designed and includes many features found in year round homes.

For costing of basements, heating and other additives, refer to Section VM 0206-02.

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**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

SUBJECT

COTTAGES

TYPE 1 (FAIR QUALITY)

GENERAL DESCRIPTION: Simple rectangular or square cabin plan. No exterior ornamentation. Wood mud sill foundations or cottage pads.

EXTERIOR: Walls - Utility grade wood siding, plywood or aspenite.
Windows - Fixed wood with single glazing. Permanently fixed screens for summer use.
Doors - One low cost door.

ROOF: Type - Simple gable or shed roof, pre-assembled trusses.
Finish - Low quality asphalt shingles or roll roofing.
Overhang & Gutters - Narrow overhang, no gutters.

INTERIOR FINISHES: General - Utility grade wood, little or no millwork.
Floors - Basic cottage sub-floor painted.
Walls - No finish to exterior walls. Plywood or economy grade panelling to one side of partition walls.
Ceiling - Unlined.
Closets - None.
Kitchen - None.
Bathroom - None.

PLUMBING: None.

HEATING: None.

ELECTRICAL: One outlet per room.



SPECIAL TYPE DWELLINGS
BASE YEAR 1980

COTTAGES

TYPE 2 (AVERAGE QUALITY)

GENERAL DESCRIPTION: Simple rectangular or varied shape with average quality finish interior and exterior. Concrete block piers.

EXTERIOR: Walls - Standard and better grade, stud walls, double top plate, economy grade siding - pine bevel siding.
Windows - Single glazed double hung sliders for ventilation.
Doors - Low cost cedar exterior door.

ROOF: Type - Cottage design, gable or hip.
Finish - Average quality self-seal asphalt shingles.
Overhang & Gutters - Narrow overhang with some gutters.

INTERIOR FINISHES: General - Standard grade millwork with a fair quality interior finish.
Floors - Painted sub-floor, sheet vinyl or tile throughout.
Walls - Average to low cost prefinished wall panelling.
Ceiling - Average quality ceiling tile, suspended or permanently fixed.
Closets - Minimum closet space to each bedroom.
Kitchen - Chipboard base and wall cabinets of average quality.

PLUMBING: Minimal plumbing, 2 piece washroom optional, one single sink or basin.

HEATING: None.

ELECTRICAL: Minimum number of outlets per room.



SPECIAL TYPE DWELLINGS
BASE YEAR 1980

SUBJECT

COTTAGES

TYPE 3 (GOOD QUALITY)

GENERAL Varied shape with a distinctive cottage design.

DESCRIPTION: Average to good interior and exterior finish.
Concrete piers or strip foundations.

EXTERIOR: Walls - Construction grade stud walls, double
top plate, average grade siding - cedar,
log cabin, wavy edge or pine.

Windows - Double hung sliders, double glazed with
cedar framing.

Doors - Cedar or metal insulated good quality
exterior doors.

ROOF: Type - Gable or cut-up cottage roof with skylights
or rake windows on some models.

Finish - Cedar wood shingles or good quality self-seal
asphalt shingles.

Overhang
& Gutters - Adequate overhang with gutters and downspouts.

INTERIOR FINISHES: General - Standard grade millwork, high peaked or
vaulted ceilings and open beams.

Floors - Vinyl asbestos tile, sheet vinyl, or
carpeting.

Walls - Good quality prefinished wood panels.

Ceiling - Good quality suspended ceiling tiles or
vaulted ceilings with exposed beams.

Closets - Adequate.

Kitchen - Low maintenance durable base and wall
cabinets of superior finishes, some
adjustable shelves.

Bathroom - Adequate 3 piece bathroom.

PLUMBING: Adequate kitchen sink and plumbing to suit cottage.

*HEATING: Cost separately.

ELECTRICAL: Adequate number of outlets to each room.

*Refer to Additions & Deletions Section No. 0203-04.



**SPECIAL TYPE DWELLINGS
BASE YEAR 1980**

SUBJECT

COTTAGES

COST FACTORS

SHAPE A

Area Type	300	400	500	600	700	800	900
1	14.10	13.00	11.95	11.25	10.70	10.20	9.75
2	21.75	20.20	18.85	17.90	17.00	16.35	15.75
3	28.80	27.05	25.50	24.20	23.10	22.10	21.25

Area Type	1000	1100	1200	1300	1400	1500	1600
1	9.40	9.20	9.05	8.95	8.85	8.75	8.75
2	15.30	14.80	14.45	14.05	13.75	13.55	13.35
3	20.45	19.80	19.15	18.60	18.05	17.70	17.40

SHAPE B

Area Type	300	400	500	600	700	800	900
1	14.45	13.25	12.35	11.65	10.95	10.50	10.15
2	22.00	20.45	19.15	18.25	17.35	16.70	16.10
3	29.45	27.70	26.15	24.85	23.75	22.70	21.90

Area Type	1000	1100	1200	1300	1400	1500	1600
1	9.80	9.55	9.25	9.25	9.10	9.00	9.00
2	15.60	15.15	14.75	14.35	14.10	13.90	13.70
3	21.15	20.50	19.95	19.40	18.95	18.55	18.30



SPECIAL TYPE DWELLINGS
BASE YEAR 1980

SUBJECT

COTTAGES

COST FACTORS

SHAPE C

Area Type	300	400	500	600	700	800	900
1	14.65	13.50	12.60	11.90	11.20	10.75	10.40
2	22.60	21.05	19.70	18.65	17.75	17.10	16.55
3	30.20	28.45	26.86	25.55	24.45	23.45	22.60

Area Type	1000	1100	1200	1300	1400	1500	1600
1	10.05	9.80	9.60	9.45	9.35	9.25	9.25
2	16.05	15.55	15.20	14.80	14.50	14.30	14.10
3	21.85	21.20	20.65	20.10	19.65	19.25	19.00

SHAPE D

Area Type	300	400	500	600	700	800	900
1	15.05	13.90	12.85	12.15	11.45	11.10	10.65
2	23.10	21.55	20.20	19.15	18.25	17.60	17.00
3	31.15	29.40	27.80	26.50	25.35	24.35	23.50

Area Type	1000	1100	1200	1300	1400	1500	1600
1	10.30	10.10	9.95	9.85	9.70	9.60	9.60
2	16.55	16.05	15.65	15.25	15.00	14.80	14.60
3	22.75	22.10	21.55	21.00	20.55	20.15	19.85



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

COMPONENT COST METHOD

SUBJECT

OVERVIEW

The Component Cost Method (CCM) is a technique designed to assist the assessor in preparing cost valuations of unusual residences within a reasonable time and with a minimum of on-site measurement.

This method provides a list of major elements ranging from foundations to mechanical services. Each element is normally expressed as a price per square foot of gross area except in the case of fixtures that are itemized or measured by the linear foot.

While this method can be used in costing any residential structure, it will be found to be most beneficial in dealing with non-typical structures which cannot readily be slotted under the classification system used for typical residences.

To compute the cost of a residence under this method, it will be necessary to:

- a) price each of the major elements from the tables provided;
- b) add 10% to allow for additional design and management fees and extra profit element required on unique properties;
- c) adjust total by means of modifiers for time and location.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

COMPONENT COST METHOD

SUBJECT

UNIT RATES

Unit

FOUNDATION: Concrete block \$17.00/LF
Poured concrete 20.00/LF

Costs include: trench excavation, concrete footing,
normal foundation wall and form work
where required.

BASEMENT: Refer to Additions & Deletions Section No. VM-0203-02

FLOOR: Concrete on compacted fill 1.00/SF
Wood joists & sub sheathing 2.60/SF
Steel joists & sub sheathing 3.00/SF

Costs include: joists, substructure and sheathing.

EXTERIOR - Aluminum siding - plain 40.00/LF
Base Ht. Aluminum siding - embossed 60.00/LF
10'0" Artificial stone veneer 85.00/LF

Clay brick veneer 80.00/LF
Concrete brick veneer 77.00/LF
Concrete block plain 48.00/LF
Concrete block ornamental 55.00/LF

Field stone (random pattern) 180.00/LF
Limestone ashlar 220.00/LF
Stucco 40.00/LF

Thermal curtain wall double glazed 125.00/LF
Thermal curtain wall triple glazed 160.00/LF

Vinyl coated metal siding 45.00/LF
Vinyl siding 40.00/LF
Wooden shakes or vertical siding 77.00/LF

Costs include: exterior cladding, framing
sub sheathing, insulation
doors and windows.



COMPONENT COST METHOD
BASE YEAR 1980

SUBJECT

UNIT RATES

Unit

ROOF:

*Hip - Wood Framing & Sub Sheathing	\$ 5.50/SF
Flat - Steel Framing & Metal Decking	3.50/SF
Add Roofing: Asphalt Shingles	.75/SF
Built Up	1.00/SF
Mission Tile	5.00/SF
Slate	5.00/SF
Cedar Shingles & Shakes	2.50/SF

Costs Include: roof framing, sub sheathing,
insulation, average overhang including
finished soffit and eaves.

*5:12 slope except where noted.

For sharply pitched roofs adjust by the
following factors:

RISE	RUN	MULTIPLIER
6"	12"	1.030
7	12	1.070
8	12	1.110
9	12	1.155
10	12	1.200
11	12	1.255
12	12	1.305

INTERIOR:

Unit

Flooring:

Carpet - Indoor/Outdoor	\$ 1.00/SF
- Average Quality Broadloom	2.50/SF
- Good Quality Broadloom	3.75/SF
- Excellent Quality Broadloom	5.00/SF
Cork Tile - Polyurethane Finish	4.50/SF
Hardwood Parquet	4.00/SF
Plank	6.00/SF
Ceramic Tile or Quarry Tile	5.00/SF
Marble Tile	10.00/SF
Vinyl Asbestos Tile	1.25/SF
Vinyl Sheathing	2.00/SF



COMPONENT COST METHOD
BASE YEAR 1980

SUBJECT

UNIT RATES

Unit

INTERIOR
FINISHES:

Walls:

Standard	\$.50/SF
Good	.75/SF
Excellent	1.00/SF

Rates based on Linear Foot to Floor
Area. Ratio 1:10 Base Ht. 10'0"

Costs Include:

- Standard - Drywall partitions, random matched
panelling to some areas, stock item
doors, hardware and trim.
- Good - Drywall or plaster partitions, quality
wall finishes, with some book matched
panelling, select doors, built-in cabinet
work, hardware and trim.
- Excellent - Plaster partitions, quality wall finishes,
book matched panelling with ornamentation
to special purpose rooms, premium grade doors,
built-in custom cabinet work, hardware and trim.

Ceiling:

Drywall	.80/SF
Acrylic panels	1.00/SF
Acoustic panels	1.15/SF
Acoustical plaster	1.25/SF
Ornate plaster	2.50/SF

Add: Suspension .50/SF

Kitchen:

Standard	- Upper	40.00/LF
	- Lower	60.00/LF
Good	- Upper	80.00/LF
	- Lower	120.00/LF
Excellent	- Upper	120.00/LF
	- Lower	180.00/LF

Vanities:

Standard	75.00/LF
Good	150.00/LF
Excellent	225.00/LF



COMPONENT COST METHOD

SUBJECT

UNIT RATES

	<u>Unit</u>
ELECTRICAL: Standard - 125 Amp. service panel with reset switches, sufficient outlets.	1.00/SF
Good - 225 Amp. service panel with reset switches, ample outlets.	1.50/SF
Excellent- 400 Amp. service panel with reset switches, numerous outlets.	2.00/SF

HEATING: Refer to Additions & Deletions Section No. 0203-04.

AIR CONDITIONING: Refer to Additions & Deletions Section No. 0203-04.

PLUMBING	STANDARD	SPECIAL
Kitchen Sink	\$220	\$265
Basin (Lavatory)	240	275
Toilet (Water Closet)	300	340
Bath Tub	430	470
Stall Shower	265	350
Laundry Tubs	150	195
2 Pc. Bath Tub and Basin	670	750
2 Pc. Bath Tub and Toilet	730	815
2 Pc. Basin and Toilet	480	570
3 Pc. Bath Tub, Basin and Toilet	775	850
3 Pc. Toilet, Basin and Stall Shower	605	695
4 Pc. Bath Tub, Shower Head, Toilet and Basin	820	905
Flush-O-Matic Toilet, Including Holding Tank, Etc.	420	510
Pail-A-Day Toilet	265	350
Bidet	490	515
Whirlpool Baths: Single Tub Skirted		2,500
Sunken		2,800
Double Tub Skirted		3,600
Sunken		4,000

* Costs Include built in circulating pump, hydro-air fittings, faucets, sauction returns, waste and overflow systems, timer switch, hot and cold water supplies and drains.

* Sunken model includes wood cribbing and average finishes to surrounds.



COMPONENT COST METHOD
BASE YEAR 1980

SUBJECT

UNIT RATES

SAUNAS: Refer to Additions & Deletions Section No. 0203-07

FIREPLACES: Refer to Additions & Deletions Section No. 0203-05

GARAGES: Refer to Additions & Deletions Section No. 0203-08

SWIMMING POOLS:

Private -

Refer to Additions & Deletions Section No. 0203-10

Public -

As installed at hotels, resorts, schools, etc., for public use.

Water Area	Up to	800	SF	21.80
		900	SF	19.90
		1250	SF	19.00
		Above 1500	SF	18.20

Additives -

Heater - Depending on Size & Quality	\$550 - \$750
Irregular shape pools (Vinyl pool only)	200 - \$300
Filter	400 - \$650
Ladder	100 - \$150
Underwater light	600 each
Tile trim	3.00 - 4.00 per linear foot
Walkaway around pool	10.00 per linear foot
Coping	250 - 400
Painting or equivalent finish	300 - 500
Tile surfacing of interior surfaces	3.00 - 5.00 per square foot

PATIOS:

Plain precast concrete slabs on sand fill.	\$2.60/SF
Coloured precast concrete slabs on sand fill.	3.00/SF
1" flagstone random breaks on sand fill.	6.15/SF
2" flagstone random breaks on sand fill.	7.60/SF
Sand Fill	

Note: Add 45c per sq. ft. for flagstone set in concrete.

GARDEN SHEDS: Refer to Additions & Deletions Section No. 0203-11.

GREENHOUSES: Refer to Additions & Deletions Section No. 0203-13.



COMPONENT COST METHOD
BASE YEAR 1980

SUBJECT

UNIT RATES

ELEVATORS:

PASSENGER

To compute the cost of passenger elevators, the base cost per shaft is determined by the capacity, the speed and the type of door operation. To arrive at a total cost, the suggested cost per stop, multiplied by the number of stops, must be added to the basic cost.

SELECTIVE-COLLECTIVE (A.C. RHEOSTATIC CONTROL)

Speed (Ft/Min)	C a p a c i t y		Cost Per Stop
	1500 lbs.	2000 lbs.	
100	30,190	32,500	3,325
150	33,300	35,560	3,325

(VARIABLE VOLTAGE GEARED)

Speed (Ft/Min)	C a p a c i t y					Cost Per Stop
	2000 lbs.	2500 lbs.	3000 lbs.	3500 lbs.	4000 lbs.	
200	56,500	67,000	74,250	82,250	91,500	\$3,025
250	73,600	77,750	85,250	93,000	101,875	\$3,060
300	83,750	88,500	96,375	103,625	112,250	\$3,100
350	92,000	97,125	105,750	114,250	124,000	\$3,175
400	100,000	105,625	115,000	124,750	135,875	\$3,175
500	103,125	122,250	132,000	142,875	154,250	\$3,325

FULLY AUTOMATIC HIGH SPEED (VARIABLE VOLTAGE GEARLESS)

Speed (Ft/Min)	C a p a c i t y					Cost Per Stop
	2000 lbs.	2500 lbs.	3000 lbs.	3500 lbs.	4000 lbs.	
600	110,000	138,875	149,000	159,250	170,125	\$3,325
700	123,000	155,375	166,875	179,125	192,375	\$3,325
800	136,000	171,625	184,500	198,875	214,500	\$3,400
1000	163,750	208,750	222,750	237,125	252,625	\$3,400
1200	201,250	254,125	268,500	283,625	299,500	\$3,475

Add a cost of \$4,000 per shaft where the elevator motor is basement mounted. Add \$600 to the stop cost where the elevators require centre parting doors, such as in hospitals and nursing homes. Add \$600 to the elevator cost where the elevator finish is glass. The cost of hydraulic elevators may be calculated from 85% of the electric cost, up to 4 floors, and 90% of the electric cost where there are 5 or more floors. For those floors which are bypassed by an express elevator, apply a bypass cost of \$900 per floor.

GLASS OBSERVATION

The cost of an exterior-mounted observation elevator would exceed the cost of a regular internal elevator by 10%.



COMPONENT COST METHOD
BASE YEAR 1980

SUBJECT

UNIT RATES

ELEVATORS:

FREIGHT

To compute the cost of freight elevators, the base cost per shaft is determined by the capacity and the speed of the unit. In addition to the cost per stops, other variables set out below must be considered in arriving at the total cost.

ELECTRIC FREIGHT ELEVATORS
(VARIABLE VOLTAGE GEARED)

Speed (Ft/Min)	C a p a c i t y				
	1500 lbs.	3000 lbs.	6000 lbs.	8000 lbs.	10,000 lbs.
150	49,125	51,250	57,500	61,875	66,560
Add/Stop	4,800	4,960	5,375	5,675	5,975

Rates Include: Cost of single automatic control system and levelling device.

Add: 10% per shaft for selective-collective operation.

ELECTRIC FREIGHT ELEVATORS
(A.C. RHEOSTATIC CONTROL - SINGLE AUTOMATIC)

Speed (Ft/Min)	C a p a c i t y				
	1500 lbs.	3000 lbs.	6000 lbs.	8000 lbs.	10,000 lbs.
150	26,500	32,500	39,750	45,375	51,125
Add/Stop	2,800	2,900	3,175	3,360	3,540
100	23,125	28,375	35,250	39,750	45,375
Add/Stop	2,800	2,900	3,175	3,360	3,540
50	20,750	23,875	30,750	35,250	39,750
Add/Stop	2,800	2,900	3,175	3,360	3,540

Add For:

- selective-collective operation - 10%
- automatic levelling device - \$4,125
- rear doors add \$4,500 for the first opening.
\$3,750 for each additional opening
- power operation of doors - add \$9,100 for the front or rear door, and \$8,400 for each additional front or rear door

HYDRAULIC ELEVATORS

The base cost per shaft is 85% of the cost of A.C. rheostatic elevators of a comparable speed and capacity. All costs per stop and variations of controls are 100% of the cost of comparable A.C. rheostatic elevators.

SIDEWALK ELEVATORS

Including Sidewalk Doors - \$17,500 - \$21,250

DUMBWAITERS

Cost Per Shaft Including Cabs - \$22,500 - \$26,250

Add Cost Per stop - \$1,400



**ONTARIO VALUATION
MANUAL
BASE YEAR 1980**

SECTION

OVERVIEW

SUBJECT

LIFE TABLES

The Percent Good tables in this manual are simply illustrations of how such tables should appear and do not reflect rates of depreciation in any specific area in Ontario. The Department does not recommend that they be used as actual tables until they have been substantiated from market data.

General Remarks:

1. Average Life equals Economic Life.
2. Average Life assumes normal maintenance of a structure but no functional obsolescence due to poor design.
3. Percent Good is the complement of depreciation ---
eg. depreciation of 60% equals a percent good of 40%.
4. Normal Percent Good Tables are designed to measure normal functional obsolescence and normal physical depreciation.

AVERAGE LIFE TABLES

TYPE OF STRUCTURE	CONST CHAR	—	CLASSIFICATION OR TYPE									
			1	2	3	4	5	6	7	8	9	10
MULTIPLE DWELLINGS: SEMI-DETACHED, ROW HOUSES & PLEXES	C				55	55	55	60	60	70	70	70
	D				55	55	55	60	60	70	70	70
	B						60	60	60	60		
	C				50	50	50	50	50	50	50	50
WALK-UPS, MEDIUM & HIGH RISE APARTMENTS	D				40	40	40	40	40	40	40	40
SINGLE FAMILY DWELLINGS: RESIDENCES & ATTACHED GARAGES	C				55	55	55	60	60	70	70	70
	D		40	40	55	55	55	60	60	70	70	70
DETACHED GARAGES			20	30	40	40	55					
TENNIS COURTS		20										
GARDEN SHEDS		20										
SWIMMING POOLS												
- CONCRETE		30										
- VINYL		20										
GREENHOUSES		40										
SUMMER KITCHENS:												
Type I-1 and II-3		40										
Type I-2 and II-4		55										
SPECIAL TYPE DWELLINGS:												
MANUFACTURED HOMES -												
Fair		30										
Std		40										
LOG HOMES A			60	60	70							
B			60	60	70							
POST & BEAM HOMES		70										
COTTAGES			40	50	55							

DATE

January 1, 1987

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OF

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LIFE TABLES
BASE YEAR 1980

SAMPLE TABLES

20 YRS. AV.LIFE			25 YRS. AV.LIFE			30 YRS. AV.LIFE			35 YRS. AV.LIFE			40 YRS. AV.LIFE		
R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD
20	0	100	25	0	100	30	0	100	35	0	100	40	0	100
19	1	94	24	1	95	29	1	96	34	1	99	39	1	98
18	2	88	23	2	90	28	2	93	33	2	97	38	2	96
17	3	81	22	3	86	27	3	89	32	3	95	37	3	94
16	4	75	21	4	81	26	4	86	31	4	93	36	4	92
15	5	68	20	5	77	25	5	82	30	5	91	35	5	90
14	6	63	19	6	72	24	6	79	29	6	89	34	6	87
13	7	59	18	7	68	23	7	75	28	7	87	33	7	84
12	8	57	17	8	63	22	8	71	27	8	85	32	8	82
11	9	54	16	9	60	21	9	67	26	9	83	31	9	80
10	10	50	15	10	57	20	10	64	25	10	80	30	10	77
9	11	48	14	11	55	19	11	60	24	11	78	29	11	74
8	12	46	13	12	53	18	12	59	23	12	75	28	12	72
7	13	43	12	13	51	17	13	57	22	13	72	27	13	70
6	14	40	11	14	49	16	14	55	21	14	69	26	14	67
5	15	36	10	15	46	15	15	53	20	15	66	25	15	65
4	16	32	9	16	44	14	16	52	19	16	63	24	16	62
3	17	28	8	17	42	13	17	50	18	17	60	23	17	60
2	18	24	7	18	40	12	18	48	17	18	57	22	18	59
1	19	20	6	19	36	11	19	46	16	19	54	21	19	58
0	20	0	5	20	33	10	20	43	15	20	51	20	20	56
			4	21	29	9	21	40	14	21	50	19	21	55
			3	22	25	8	22	38	13	22	49	18	22	54
			2	23	23	7	23	36	12	23	47	17	23	53
			1	24	20	6	24	34	11	24	45	16	24	50
			0	25	0	5	25	30	10	25	43	15	25	48
						4	26	27	9	26	41	14	26	46
						3	27	25	8	27	39	13	27	45
						2	28	23	7	28	37	12	28	44
						1	29	20	6	29	35	11	29	43
						0	30	0	5	30	33	10	30	41
									4	31	30	9	31	39
									3	32	27	8	32	37
									2	33	23	7	33	35
									1	34	20	6	34	33
									0	35	0	5	35	30
												4	36	27
												3	37	24
												2	38	22
												1	39	20
												0	40	0



LIFE TABLES
BASE YEAR 1980

SAMPLE TABLES

45 YRS. AV.LIFE			50 YRS. AV.LIFE			55 YRS. AV.LIFE			60 YRS. AV.LIFE			70 YRS. AV.LIFE		
R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD	R.E.L.	EFF AGE	% GOOD
45	0	100	50	0	100	55	0	100	60	0	100	70	0	100
44	1	98	49	1	99	54	1	99	59	1	99	69	1	99
43	2	97	48	2	97	53	2	98	58	2	98	68	2	99
42	3	95	47	3	96	52	3	97	57	3	97	67	3	99
41	4	93	46	4	94	51	4	96	56	4	96	66	4	98
40	5	91	45	5	93	50	5	95	55	5	95	65	5	98
39	6	89	44	6	91	49	6	94	54	6	94	64	6	98
38	7	87	43	7	90	48	7	93	53	7	93	62	8	97
37	8	85	42	8	88	47	8	91	52	8	92	61	9	97
36	9	83	41	9	87	46	9	90	51	9	91	60	10	97
35	10	81	40	10	85	45	10	88	50	10	90	58	12	96
34	11	79	39	11	84	44	11	87	49	11	89	57	13	96
33	12	77	38	12	82	43	12	85	48	12	88	56	14	96
32	13	73	37	13	80	42	13	84	47	13	87	54	16	96
31	14	71	36	14	78	41	14	82	46	14	86	53	17	95
30	15	69	35	15	74	40	15	79	45	15	83	52	18	95
29	16	67	34	16	72	39	16	78	44	16	82	50	20	94
28	17	65	33	17	70	38	17	76	43	17	80	49	21	93
27	18	63	32	18	69	37	18	75	42	18	78	48	22	93
26	19	60	31	19	67	36	19	73	41	19	77	46	24	92
25	20	59	30	20	65	35	20	71	40	20	75	44	26	91
24	21	58	29	21	63	34	21	69	39	21	74	43	27	90
23	22	56	28	22	60	33	22	67	38	22	72	42	28	89
22	23	54	27	23	59	32	23	65	37	23	71	40	30	87
21	24	53	26	24	58	31	24	62	36	24	70	38	32	85
20	25	52	25	25	57	30	25	61	35	25	68	37	33	84
19	26	51	24	26	56	29	26	60	34	26	65	36	34	83
18	27	50	23	27	54	28	27	59	33	27	64	34	36	81
17	28	48	22	28	54	27	28	58	32	28	63	32	38	79
16	29	47	21	29	53	26	29	56	30	30	60	30	40	76
15	30	46	20	30	51	25	30	56	28	32	58	28	42	73
14	31	45	19	31	50	24	31	55	26	34	55	26	44	70
13	32	44	18	32	49	23	32	53	24	36	54	24	46	67
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3	42	25	4	46	25	4	51	25	4	56	25	4	66	29
2	43	23	2	48	23	2	53	21	2	58	21	2	68	24
1	44	20	1	49	20	1	54	20	1	59	20	1	69	20
0	45	0	0	50	0	0	55	0	0	60	0	0	70	0



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

AMENDMENT RECORD

No.	Date	No.	Date	No.	Date	No.	Date	No.	Date
1	OCT 1, '85	27		53		79		105	
2		28		54		80		106	
3		29		55		81		107	
4		30		56		82		108	
5		31		57		83		109	
6		32		58		84		110	
7		33		59		85		111	
8		34		60		86		112	
9		35		61		87		113	
10		36		62		88		114	
11		37		63		89		115	
12		38		64		90		116	
13		39		65		91		117	
14		40		66		92		118	
15		41		67		93		119	
16		42		68		94		120	
17		43		69		95		121	
18		44		70		96		122	
19		45		71		97		123	
20		46		72		98		124	
21		47		73		99		125	
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25		51		77		103		129	
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AGRICULTURAL BUILDING COSTS





ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SUBJECT

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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

INTRODUCTION

SUBJECT

Agriculture Building Costs
Tab Overview

The manual is divided into ten main sections as follows:

- SECTION 01 - Introduction
02 - Barns
03 - Silos
04 - Grain and Feed Storage
05 - Tobacco Structures
06 - Greenhouses
07 - Assorted Structures
08 - Equipment
09 - Life Tables
99 - Appendix

Each section contains costs of the basic structure plus various adjustments. Close attention should be paid to the electrical, plumbing and ventilation systems as there is a wide range of costs for these items. Average rates have been utilized to arrive at Replacement Cost New (RCN). However, it is incumbent upon the appraiser to adjust the RCN for depreciation and obsolescence.

As an introductory step towards the metric system, we have shown metric equivalent units in some sections.



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SECTION

INTRODUCTION

SUBJECT

Management Mandate Letter

INTRODUCTION

This Farm Section of the Ontario Valuation Manual has been produced by the Ontario Ministry of Revenue, Assessment Division in cooperation with representatives from the Ontario Society of Farm Managers and Rural Appraisers, the Ontario Ministry of Agriculture and Food, the Federal Farm Credit Corporation and the Ontario Mutual Insurance Association.

The rates are for the base year 1980.

Rates were developed and field tested from information supplied by contractors and dealers located mostly in South Western Ontario and the Canadian Farm Building Plan Service. However, where a certain farming operation is concentrated in one particular region, pertinent data was acquired from that region.

It would be appreciated if any errors or omissions are notified.



C/

C/

C/

C/



ONTARIO VALUATION
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BASE YEAR 1980

SECTION

BARNs

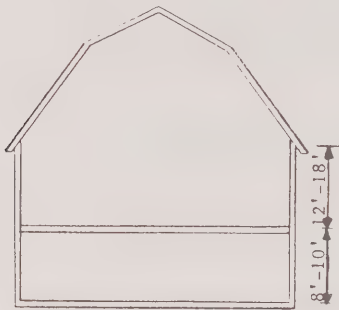
SUBJECT

Overview

GENERAL BARN COMMENTS

TYPE I and II Barns are the traditional two storey type which are prevalent throughout Ontario. Its predominant use is for housing animals on the ground floor and having feed storage on the 2nd floor.

TYPE III and IV Barns are the modern single storey type which have a variety of uses from equipment storage to housing livestock.

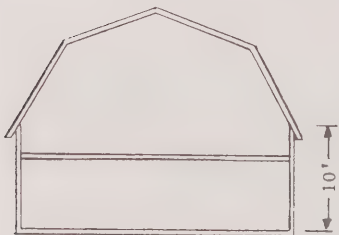


TYPE I TRADITIONAL BARN WITH LOFT

1st Floor Stable - Height 8' to 10'

2nd Floor Loft - Side Walls 12' to 18'

Roof - Gambrel or Gable



TYPE II TRADITIONAL BARN WITH LOFT

Height 10'

Roof - Gambrel or Gable



TYPE III UNINSULATED BARN

Height - 14'

Roof - Gable or shed



TYPE IV INSULATED BARN

Height - 10'

Roof - Gable

NOTE: All heights measured from finished floor to top of plate

DATE

April 1, 1982

PAGE

1

OF

1



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

BARNs

SUBJECT

Type I & II - Traditional
Barn With Loft

TYPE I & II

TRADITIONAL BARN WITH LOFT

General Comments

The bank barn with storage over the first floor is still a prominent structure on farms in Ontario. However, with the modern trend to the low gable truss roof building, a very limited number of these traditional barns are being constructed today.

The cost table covers the various types of roofs and structures. As the side wall height has minimum effect on the base rate, no height adjustment will be required.

Please refer to Section 0302-07 for any adjustments.

For equipment, refer to Section 0308-01.





BARNs
BASE YEAR 1980

SUBJECT

Type I & II - Traditional Barn
With Loft

TYPE I BARN

Class 4

FOUNDATIONS: Cedar or rough hewn timber posts.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

LOFT FLOOR: Rough hewn timber joists random spacing with 1" (25 mm) rough lumber flooring and 2" (50 mm) planking over thresh floor area.

EXTERIOR WALL: Galvanized vertical metal siding OR 1" (25 mm) vertical rough lumber on rough hewn timber framing with minimum blocking or bracing.

DOORS & WINDOWS: Stable - Low quality fixed barn sash with minimum number of rough lumber doors.
Loft - Wood swing out doors of rough lumber.

ROOF: Gable roof, minimum 2" (50 mm) diameter pole rafters, 1" (17 mm) nailing girts, 30 gauge galvanized metal roofing.

INTERIOR FINISHES: Nil.

ELECTRICAL: Nil.

PLUMBING: Nil.

VENTILATION: Nil.

AREA	500	1000	1500	2000	3000	4000	5000	6000
RATE P.S.F.	13.75	12.00	10.50	9.80	8.75	8.10	7.70	7.50

AREA	6000	7000	8000	9000	10000	12000	14000	16000
RATE P.S.F.	7.50	7.40	7.30	7.20	7.00	6.80	6.70	6.60



Ontario
SECTION

VM-0302-02

BARNs
BASE YEAR 1980

SUBJECT

Type I & II - Traditional Barn
With Loft

TYPE I BARN

Class 5

FOUNDATIONS: Rubble stone or 8" (200 mm) poured concrete foundation wall on 16" x 8" (400 mm X 200 mm) footing below frost line.

FLOOR: 4" (100 mm) concrete and 6 mil (150 um) polyethylene vapour barrier on compacted granular fill including concrete gutters.

LOFT FLOOR: 2" X 12" (38 mm X 286 mm) joists @ 24" (600 mm) centres, with 2" (50 mm) plank flooring and 2" X 2" (38 mm X 38 mm) bridging, 10" X 10" (235 mm X 235 mm) wood laminated beam and 4" (100 mm) diameter steel columns.

EXTERIOR WALL: Vertical dressed wood siding OR 28 gauge (0.34 mm) coloured vertical metal siding on 2" X 6" (38 mm X 140 mm) studs, 8" (200 mm) concrete lower wall 8' high.

DOORS & WINDOWS: Stable - Average quality fixed wood or steel barn sash with adequate doors of matched lumber or coloured metal.
Loft - Wood sliding doors with vertically matched lumber or coloured metal.

ROOF: Gambrel, gable or gothic roof with truss type rafters @ 48" (1200 mm) centres with 2" (38 mm) nailing girts and 28 gauge (0.34 mm) coloured metal roofing.

INTERIOR FINISHES: Nil.

ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of incandescent fixtures.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.

VENTILATION: Nil.

AREA	500	1000	1500	2000	3000	4000	5000	6000
RATE P.S.F.	23.20	18.25	16.00	14.40	12.75	11.75	11.10	10.70

AREA	6000	7000	8000	9000	10000	12000	14000	16000
RATE P.S.F.	10.70	10.35	10.05	9.80	9.60	9.25	9.00	8.80



BARNs
BASE YEAR 1980

SUBJECT
Type I & II - Traditional Barn
With Loft

TYPE I BARN

Class 6

FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" x 8" (400 mm X 200 mm) footing below frost line.

FLOOR: 5" (125 mm) concrete and 6 mil (150 um) polyethylene vapour barrier on compacted granular fill including concrete gutters.

LOFT FLOOR: 2" X 12" (38 mm X 286 mm) joists @ 12" (300 mm) centres with 3/4" (18.5 mm) plywood sheathing, 10" X 10" (235 mm X 235 mm) wood laminated beam and 4" (100 mm) diameter steel columns.

EXTERIOR WALL: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, horizontal painted clapboard OR coloured aluminum horizontal siding, 8" (200 mm) concrete wall 8' high.

DOORS & WINDOWS: Stable - Good quality wood or metal sash vented windows with adequate wood or metal sliding doors.
Loft - Good quality wood or sliding doors of T & G lumber.

ROOF: Gambrel roof with truss type rafters 2" X 6" (38 mm X 140 mm) @ 24" (600 mm) centres with 2" (38 mm) nailing girts and 28 gauge (0.34 mm) coloured metal roofing with some fibreglass skylight panels and metal vents.

INTERIOR FINISHES: Walls - Nil.
Ceiling - R20 insulation and 1/4" (6.0 mm) plywood lining.

ELECTRICAL: 200 Amp. service, Romex wiring, .5 watts PSF fluorescent lighting.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.

VENTILATION: Manual system for beef cattle, winter housing only.

AREA	500	1000	1500	2000	3000	4000	5000	6000
RATE P.S.F.	29.50	24.00	20.25	18.50	16.25	15.00	14.40	13.90

AREA	6000	7000	8000	9000	10000	12000	14000	16000
RATE P.S.F.	13.90	13.50	13.20	12.90	12.65	12.20	11.90	11.70



BARNs
BASE YEAR 1980

Type I & II - Traditional Barn
With Loft

TYPE II BARN

Class 4

FOUNDATIONS: Cedar or rough hewn timber posts.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

LOFT FLOOR: Rough hewn timber joists random spacing with 1" (25 mm) rough lumber flooring and 2" (50 mm) planking over thresh floor area.

EXTERIOR WALL: Galvanized vertical metal siding OR 1" (25 mm) vertical rough lumber on rough hewn timber framing with minimum blocking or bracing.

DOORS & WINDOWS: Stable - Low quality fixed barn sash with minimum number of rough lumber doors.
Loft - Wood swing out doors of rough lumber.

ROOF: Gable roof, minimum 2" (50 mm) diameter pole rafters, 1" (17 mm) nailing girts, 30 gauge galvanized metal roofing.

INTERIOR FINISHES: Nil.

ELECTRICAL: Nil.

VENTILATION: Nil.

AREA	500	1000	1500	2000	3000	4000	5000	6000
RATE P.S.F.	11.40	9.70	8.75	8.10	7.40	7.10	6.95	6.80

AREA	6000	7000	8000	9000	10000	12000	14000	16000
RATE P.S.F.	6.80	6.70	6.60	6.50	6.40	6.30	6.20	6.10



Ontario
SECTION

VM-0302-02

BARNs
BASE YEAR 1980

SUBJECT

Type I & II - Traditional Barn
With Loft

TYPE II BARN

Class 5

- FOUNDATIONS: Rubble stone or 8" (200 mm) poured concrete foundation wall on 16" x 8" (400 mm X 200 mm) footing below frost line.
- FLOOR: 4" (100 mm) concrete and 6 mil (150 um) polyethylene vapour barrier on compacted granular fill including concrete gutters.
- LOFT FLOOR: 2" X 12" (38 mm X 286 mm) joists @ 24" (600 mm) centres, with 2" (50 mm) plank flooring and 2" X 2" (38 mm X 38 mm) bridging, 10" X 10" (235 mm X 235 mm) wood laminated beam and 4" (100 mm) diameter steel columns.
- EXTERIOR WALL: Vertical dressed wood siding OR 28 gauge (0.34 mm) coloured vertical metal siding, 8" (200 mm) concrete lower wall 2' high.
- DOORS & WINDOWS: Stable - Average quality fixed wood or steel barn sash with adequate doors of matched lumber or coloured metal.
Loft - Wood sliding doors with vertically matched lumber or coloured metal.
- ROOF: Gambrel, gable or gothic roof with truss type rafters @ 48" (1200 mm) centres with 2" (38 mm) nailing girts and 28 gauge (0.34 mm) coloured metal roofing.
- INTERIOR FINISHES: Nil.
- ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of incandescent fixtures.
- PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.
- VENTILATION: Nil.

AREA	500	1000	1500	2000	3000	4000	5000	6000
RATE P.S.F.	18.70	15.30	13.10	12.05	10.80	10.10	9.60	9.30

AREA	6000	7000	8000	9000	10000	12000	14000	16000
RATE P.S.F.	9.30	9.10	8.90	8.75	8.60	8.35	8.20	8.10



BARN
BASE YEAR 1980

SUBJECT

Type I & II - Traditional Barn
With Loft

TYPE II BARN

Class 6

FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" x 8" (400 mm X 200 mm) footing below frost line.

FLOOR: 5" (125 mm) concrete and 6 mil (150 um) polyethylene vapour barrier on compacted granular fill including concrete gutters.

LOFT FLOOR: 2" X 12" (38 mm X 286 mm) joists @ 12" (300 mm) centres with 3/4" (18.5 mm) plywood sheathing, 10" X 10" (235 mm X 235 mm) wood laminated beam and 4" (100 mm) diameter steel columns.

EXTERIOR WALL: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, horizontal painted clapboard OR coloured horizontal aluminum siding, 8" (200 mm) concrete wall 2' high.

DOORS & WINDOWS: Stable - Good quality wood or metal sash vented windows with adequate wood or metal sliding doors.
Loft - Good quality wood or sliding doors of T & G lumber.

ROOF: Gambrel roof with truss type rafters 2" X 6" (38 mm X 140 mm) @ 24" (600 mm) centres with 2" (38 mm) nailing girts and 28 gauge (0.34 mm) coloured metal roofing with some fiberglass skylight panels and metal vents.

INTERIOR FINISHES: Walls - R20 friction fit insulation and 1/4" (6.0 mm) plywood lining.
Ceiling - R20 friction fit insulation and 1/4" (6.0 mm) plywood lining.

ELECTRICAL: 200 Amp. service, Romex wiring, .5 watts PSF fluorescent lighting.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.

VENTILATION: Manual system for beef cattle, winter housing only.

AREA	500	1000	1500	2000	3000	4000	5000	6000
RATE P.S.F.	22.50	19.30	16.60	15.20	13.75	13.00	12.30	11.90

AREA	6000	7000	8000	9000	10000	12000	14000	16000
RATE P.S.F.	11.90	11.60	11.40	11.20	11.00	10.80	10.60	10.50



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

BARNs

SUBJECT

TYPE III -UNINSULATED
BARNs

TYPE III

UNINSULATED BARN

General Comments

This type of structure is used for many different farming operations.
These include: i) Housing of livestock
ii) Hay and feed storage
iii) Farm implement storage

Please refer to Section 0302-07 for any adjustments.

For equipment, refer to Section 0308-01.



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January 1, 1987

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SECTION

BARNs
BASE YEAR 1980

SUBJECT

Type III - UNINSULATED BARNs

TYPE III BARN

CLASS 2

FOUNDATIONS: Wood post or poles on concrete pad.

FLOOR: Earth.

EXTERIOR WALL: 6" (150mm) diameter poles or 6" x 6"
(140mm x 140mm) post 10' - 12' centres.
No exterior cladding.

DOORS & WINDOWS: Nil.

ROOF: Pole roof rafters 4" (100mm) minimum
diameter with 1" (17mm) nailing girts
and 30 gauge galvanized metal roofing.
Usually shed construction attached to
another building.

INTERIOR FINISH: Nil.

ELECTRICAL: Nil.

VENTILATION: Nil.

Base Eaves Ht. 14'0"

Ht. Adj. 2% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000	6000	10000
RATE P.S.F.	2.65	2.40	2.30	2.25	2.20	2.20	2.15	2.10	2.05



BARNs
BASE YEAR 1980

SUBJECT

Type III - UNINSULATED BARNs

TYPE III BARN

CLASS 3

FOUNDATIONS: Wood posts or poles on concrete pad.

FLOOR: Earth.

EXTERIOR WALL: 6" (150 mm) diameter poles or 6" x 6"
(140 mm x 140 mm) posts 10' - 12' centres.
No exterior cladding.

DOORS & WINDOWS: Nil.

ROOF: Wood trusses 48" (1200 mm) centres,
28 gauge (0.34 mm) galvanized metal
roofing on 2" x 4" (38 mm x 89 mm) nailing
girts @ 24" (600 mm) centres.

INTERIOR FINISH: Nil.

ELECTRICAL: Nil.

VENTILATION: Nil.

Base Eaves Ht. 14'0"

Ht. Adj. 2% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000	6000	10000
RATE P.S.F.	3.45	3.05	2.90	2.85	2.80	2.75	2.70	2.60	2.55

SECTION

BARNs
BASE YEAR 1980

SUBJECT

Type III - UNINSULATED BARNs

TYPE III BARN

CLASS 4

FOUNDATIONS: Wood post or poles on concrete pads.

FLOOR: Earth.

EXTERIOR WALL: 6" (150 mm) diameter poles 10' - 12" (3000 mm - 3600 mm) centres with nailing girts and 30 gauge galvanized vertical metal siding. One side open.

DOORS & WINDOWS: Nil.

ROOF: Wood trusses 48" (1200 mm) centres with 1" (17 mm) nailing girts and 30 gauge galvanized metal roofing.

INTERIOR FINISH: Nil.

ELECTRICAL: Nil.

VENTILATION: Nil.

Base Eaves Ht. 14'0"

Ht. Adj. 2% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000	6000	10000
RATE P.S.F.	5.20	4.30	3.90	3.70	3.60	3.50	3.30	3.15	2.95



BARNs
BASE YEAR 1980

SUBJECT

Type III - UNINSULATED BARNs

TYPE III BARN

CLASS 5

FOUNDATIONS: 6" x 6" (140 mm x 140 mm) pressure treated posts @ 8' (2400 mm) centres set on concrete footing with granular fill.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

EXTERIOR WALL: 6" x 6" (140 mm x 140 mm) posts @ 8' (2400 mm) centres, 2" x 4" (38 mm x 89 mm) nailing girts @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 28 gauge (0.34 mm) galvanized vertical metal siding.

DOORS & WINDOWS: Metal sliding doors and pedestrian doors, adequate number of lights and vented openings.

ROOF: Wood trusses @ 48" (1200 mm) centres, 28 gauge (0.34 mm) galvanized metal roofing on 2" x 4" (38 mm x 89 mm) nailing girts @ 24" (600 mm) centres.

INTERIOR FINISH: Nil.

ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of incandescent fixtures.

VENTILATION: Nil.

Base Eaves Ht. 14'0"

Ht. Adj. 2% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000	6000	10000
RATE P.S.F.	10.55	7.95	7.00	6.35	6.05	5.80	5.25	4.80	4.40



SECTION

BARNs
BASE YEAR 1980

SUBJECT

TYPE III UNINSULATED BARNs

TYPE III BARN

CLASS 6

FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" x 8" (400 mm x 200 mm) footing below frost line.

FLOOR: 5" (125 mm) concrete on compacted granular fill.

EXTERIOR WALL: 2" x 6" (38 mm x 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop 28 gauge (0.34 mm) coloured horizontal metal siding.

DOORS & WINDOWS: Metal sliding doors and pedestrian doors, good quality lights and vented openings.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" x 4" (38 mm x 89) nailing girts @ 24" (600 m) centres, 28 gauge (0.34 mm) coloured metal roofing.

INTERIOR FINISH: Nil.

ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of fluorescent fixtures.

VENTILATION: Nil.

Base Eaves Ht. 14'0"

Ht. Adj. 2% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000	6000	10000
RATE P.S.F.	15.15	11.05	9.35	8.45	7.80	7.35	6.80	6.15	5.55



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

BARNs

SUBJECT

Type IV - Insulated Barns

TYPE IV

INSULATED BARN

General Comments

This modern one storey structure can be used for housing any of the following animals: dairy and beef cattle, swine, horses, etc. The type of animal housed will not affect the basic structure, but the interior requirements will vary according to the type of farm operation.

Construction may be pole frame, or wood studs on a continuous poured concrete foundation. In instances where there is a combination of wood and steel frame, the rates are still applicable.

Please refer to Section 0302-07 for any adjustments.

For equipment, refer to Section 0308-01.



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April 1, 1982

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BARNs
BASE YEAR 1980

SUBJECT

Type IV - Insulated Barns

TYPE IV BARN

Class 4

FOUNDATIONS: 6" X 6" (140 mm X 140 mm) pressure treated posts @ 8' (2400 mm) centres set on concrete footing with granular fill.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

EXTERIOR WALL: 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 30 gauge galvanized vertical metal siding.

DOORS & WINDOWS: Wood sliding doors and pedestrian doors, adequate number of lights and vented openings.

ROOF: Wood trusses @ 48" (1200 mm) centres, 30 gauge galvanized metal roofing on 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres.

INTERIOR FINISHES: Walls - R12 friction fit insulation, 5/16" (7.5 mm) plywood sheathing.
Ceiling - R12 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood or metal sheathing on 2" X 4" (38 mm X 89 mm) nailing girts.

ELECTRICAL: 100 Amp. service, Romex wiring, minimum incandescent fixtures.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.

VENTILATION: Manual system based on swine farrowing.

Base Eave Ht. 10'0"

Ht. Adj. $\pm 1 \frac{1}{2}\%$ Per Ft.

AREA	500	1000	1500	2000	3000	4000	6000
RATE P.S.F.	12.95	10.10	9.10	8.00	7.05	6.65	6.20

AREA	6000	8000	10000	12000	14000	16000	20000
RATE P.S.F.	6.20	5.95	5.75	5.65	5.55	5.45	5.20



BARNs
BASE YEAR 1980

SUBJECT
Type IV - Insulated Barns

TYPE IV BARN

Class 5

FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line.

FLOOR: 4" (100 mm) concrete and 6 mil (150 um) polyethylene vapour barrier on compacted granular fill including concrete gutters.

EXTERIOR WALL: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 1" (17 mm) nailing girts @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 28 gauge (0.34 mm) coloured vertical metal siding.

DOORS & WINDOWS: Metal sliding doors and pedestrian doors. Adequate number of lights and vented openings.

ROOF: Wood trusses @ 48" (1200 mm) centres, 28 gauge (0.34 mm) coloured metal roofing on 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, including fascia board.

INTERIOR FINISHES: Walls - R20 friction fit insulation, 3/8" (9.5 mm) plywood sheathing.
Ceiling - R20 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood or metal sheathing on 2" X 4" (38 mm X 89 mm) nailing girts.

ELECTRICAL: 100 Amp. service, Romex wiring, many incandescent fixtures.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.

VENTILATION: Manual system based on swine farrowing.

Base Eave Ht. 10'0"

Ht. Adj. $\pm 1 \frac{1}{2}\%$ Per Ft.

AREA	500	1000	1500	2000	3000	4000	6000
RATE P.S.F.	17.70	12.90	11.50	10.40	9.10	8.50	7.80

AREA	6000	8000	10000	12000	14000	16000	20000
RATE P.S.F.	7.80	7.25	6.90	6.80	6.70	6.60	6.40



BARNs
BASE YEAR 1980

SUBJECT

Type IV - Insulated Barns

VM-0302-04

TYPE IV BARN

Class 6

- FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line.
- FLOOR: 5" (125 mm) concrete and 6 mil (150 um) polyethylene vapour barrier on compacted granular fill including concrete gutters.
- EXTERIOR WALL: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop or insulated concrete block, 28 gauge (0.34 mm) coloured horizontal metal siding.
- DOORS & WINDOWS: Metal sliding doors and pedestrian doors, good quality lights and vented openings.
- ROOF: Wood trusses @ 48" (1200 mm) centres, 28 gauge (0.34 mm) coloured metal roofing on 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, including fascia board and plywood soffit.
- INTERIOR FINISHES: Walls - R20 friction fit insulation, 3/8" (9.5 mm) plywood sheathing.
Ceiling - R28 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood or metal sheathing on 2" X 4" (38 mm X 89 mm) nailing girts.
- ELECTRICAL: 200 Amp. service, Romex wiring, .5 watts PSF fluorescent lighting.
- PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.
- VENTILATION: Partially automated based on swine farrowing.

Base Eave Ht. 10'0"

Ht. Adj. $\pm 1 \frac{1}{2}$ Per Ft.

AREA	500	1000	1500	2000	3000	4000	6000	8000
RATE P.S.F.	20.65	15.40	13.35	12.25	10.90	10.35	9.50	9.05

AREA	8000	10000	12000	14000	16000	20000	25000	30000
RATE P.S.F.	9.05	8.70	8.50	8.35	8.20	8.00	7.80	7.65



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

BARNs

SUBJECT

Milking Centres

MILKING CENTRES

Class 4

FOUNDATIONS: Poured concrete shallow wall footing.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

EXTERIOR WALLS: 2" X 4" (38 mm X 89 mm) studs @ 24" (600 mm) centres,
ready rolled siding on wood sheathing.

DOORS & WINDOWS: Fixed wood sash windows, pedestrian door.

ROOF: 2" X 4" (38 mm X 89 mm) rafters @ 24" (600 mm) centres,
ready rolled roofing on wood sheathing.

INTERIOR FINISHES: Nil.

ELECTRICAL: Branch circuit panel, wiring and incandescent lighting.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains, and
minimal waste disposal system.

VENTILATION: Nil.

Base Eave Ht. 10'0"

Ht. Adj. \pm 2% Per Ft.

AREA	200	300	400	600	800	1000	1200	1600	2000
RATE P.S.F.	11.35	9.60	8.55	7.55	6.65	6.15	5.80	5.40	5.05

The above rates are for a three wall structure attached to the barn. For milking parlours within the barn see separate tables.

Milkhouse areas only - 400 sq. ft. and below.



MILKING CENTRES

Class 5

- FOUNDATIONS: 8" (200 mm) concrete filled block on 16" X 8" (400 mm X 200 mm) footing below frost line.
- FLOOR: 4" (100 mm) concrete on compacted granular fill.
- EXTERIOR WALLS: 2" X 4" (38 mm X 89 mm) studs @ 16" (400 mm) centres with 1" (17 mm) nailing girts, 30 gauge galvanized vertical metal siding or concrete block.
- DOORS & WINDOWS: Fixed wood sash windows, pedestrian doors.
- ROOF: 2" X 4" (38 mm X 89 mm) rafters @ 24" (600 mm) centres, 1" (17 mm) nailing girts, 30 gauge galvanized metal roofing.
- INTERIOR FINISHES: Walls - R20 friction fit insulation, 3/8" (9.5 mm) plywood impervious enamel finish.
Ceiling - R20 friction fit insulation, 5/16" (7.5 mm) plywood impervious enamel finish on 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres.
- ELECTRICAL: Branch circuit panel, adequate wall receptacles, incandescent lighting.
- PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains and sewer line (including adequate disposal system).
- VENTILATION: Nil.

Base Eave Ht. 10'0"

Ht. Adj. \pm 2% Per Ft.

AREA	200	300	400	600	800	1000	1200	1600	2000
RATE P.S.F.	19.75	16.30	14.55	12.65	11.25	10.50	10.00	9.20	8.55

The above rates are for a three wall structure attached to the barn. For milking parlours within the barn see separate tables.

Milkhouse areas only - 400 sq. ft. and below.



BARNs
BASE YEAR 1980

SUBJECT
Milking Centres

MILKING CENTRES

Class 6

FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line.

FLOOR: 5" (125 mm) concrete, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.

EXTERIOR WALLS: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 28 gauge (0.34 mm) coloured metal horizontal siding.

DOORS & WINDOWS: Vented wood sash windows, pedestrian doors.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) coloured metal roofing.

INTERIOR FINISHES: Walls - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 3/8" (9.5 mm) plywood impervious enamel finish.
Ceiling - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood impervious enamel finish on 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres.

ELECTRICAL: Branch circuit panel, 1 watt PSF fluorescent lighting, adequate wall receptacles.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains and sewer line (including adequate disposal system).

VENTILATION: Electrical wall fans.

Base Eave Ht. 10'0"

Ht. Adj. \pm 2% Per Ft.

AREA	200	300	400	600	800	1000	1200	1600	2000
RATE P.S.F.	23.90	19.70	17.60	16.20	14.60	13.50	12.80	12.00	11.20

The above rates are for a three wall structure attached to the barn. For milking parlours within the barn see separate tables.

Milkhouse areas only - 400 sq. ft. and below.



BARN
BASE YEAR 1980

SUBJECT

Milking Centres

MILKING PARLOURS

(Within the Barn)

Where a milking parlour is constructed within a barn, it should be treated as an additive by using the appropriate area rate shown below.

This rate allows for two enclosing partitions, walls and ceiling finishes, insulation, fluorescent lighting, split level floor and ramp. The specifications of these items are similar to the ones found in the Milking Centre Complex.

Base Ht. 10'0"

Ht. Adj. \pm 3% Per Ft.

AREA	400	600	800	1000	1200	1600	2000
RATE PER SQ. FT.	8.30	7.60	7.00	6.50	6.20	5.80	5.40



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

BARNs

SUBJECT

Poultry Housing

POULTRY HOUSING

General Comments

Poultry housing can be separated into three types of structures, Single Storey, Multi-storey and High Rise.

In the single storey and the multi-storey buildings, disposal of manure is normally handled by the use of a mechanical cleaning device or a powered scraper. The "High Rise" structure contains one level of housing suspended over an enclosed manure storage area. This provides ample storage space for long term collection.

Particular attention should be paid to the type of poultry housed as there are inherent differences in the rates.

Please refer to Section 0302-07 for any adjustments.

For equipment refer to Section 0308-04.



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April 1, 1982

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SECTION

BARN
BASE YEAR 1980

SUBJECT

Poultry Housing

POULTRY HOUSING

Single Storey

Caged Pullets

Class 5

- FOUNDATIONS: 6" X 6" (140 mm X 140 mm) pressure treated posts @ 8' (2400 mm) centres set on concrete footing with granular fill.
- FLOOR: 4" (100 mm) concrete, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.
- EXTERIOR WALLS: 6" X 6" (140 mm X 140 mm) posts @ 8' (2400 mm) centres, 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 30 gauge galvanized vertical metal siding or chipboard.
- DOORS & WINDOWS: Many wood sash windows, adequate number of pedestrian and service doors.
- ROOF: Wood trusses @ 48" (1200 mm) centres, 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) galvanized metal roofing.
- INTERIOR FINISHES: Walls - R12 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 1/4" (6.0 mm) plywood sheathing.
Ceiling - R12 friction fit insulation, 5/16" (7.5 mm) plywood sheathing on 2" X 4" (38 mm X 89 mm) nailing girts @ 48" (1200 mm) centres.
- ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of incandescent fixtures and duplex receptacles.
- PLUMBING: Cold water supply.
- VENTILATION: Manual system.

Base Eave Ht. 8'0"

Ht. Adj. \pm 1% Per Ft.

AREA	4000	5000	6000	8000	10000	12000	16000	20000	24000
RATE P.S.F.	6.75	6.50	6.30	6.10	5.95	5.85	5.70	5.60	5.50



BARNs
BASE YEAR 1980

SUBJECT
Poultry Housing

POULTRY HOUSING
Single Storey
Caged Pullets
Class 6

FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line with 2" (50 mm) rigid insulation to perimeter.

FLOOR: 5" (125 mm) concrete, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.

EXTERIOR WALLS: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 30 gauge coloured horizontal metal siding.

DOORS & WINDOWS: Very few wood sash windows, adequate number of pedestrian and service doors.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) coloured metal roofing.

INTERIOR FINISHES: Walls - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing.
Ceiling - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing on 2" X 4" (38 mm X 89 mm) nailing girts @ 48" (1200 mm) centres.

ELECTRICAL: 200 Amp. service, Romex wiring, .25 watts PSF fluorescent lighting and duplex receptacles.

PLUMBING: Cold water supply.

VENTILATION: Partially automated system.

Base Eave Ht. 8'0"

Ht. Adj. \pm 1% Per Ft.

AREA	4000	5000	6000	8000	10000	12000	16000	20000	24000
RATE P.S.F.	9.50	9.10	8.80	8.40	8.20	8.00	7.70	7.50	7.40



BARN
BASE YEAR 1980

Poultry Housing

POULTRY HOUSING

1, 2 & 3 Storey

Broilers

Class 5

- FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line with 2" (50 mm) rigid insulation to perimeter.
- FLOOR: 4" (100 mm) concrete on compacted granular fill.
- UPPER FLOOR: 2" (38 mm) planking on 2" X 8" (38 mm X 184 mm) joists at 24" (600 mm) centres supported on 6" X 8" (140 mm X 184 mm) wood laminated beams and 6" X 6" (140 mm X 140 mm) posts at 12' (3600 mm) centres.
- EXTERIOR WALLS: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 30 gauge galvanized metal siding.
- DOORS & WINDOWS: No windows, 2 large manure handling doors.
- ROOF: Wood trusses @ 48" (1200 mm) centres, 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) galvanized metal roofing.
- INTERIOR FINISHES: Walls - R12 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing.
Ceiling - R12 friction fit insulation, 5/16" (7.5 mm) plywood sheathing on 2" X 4" (38 mm X 89 mm) nailing girts @ 48" (1200 mm) centres.
- ELECTRICAL: 100 Amp. service, Romex wiring, minimum number of incandescent fixtures and duplex receptacles.
- PLUMBING: Cold water supply.
- VENTILATION: Manual system.

Base Ht. 8'0" per floor

Ht. Adj. \pm 1% Per Ft.

AREA	4000	5000	6000	8000	10000	12000	16000	20000	24000
1	8.20	7.80	7.50	7.15	6.95	6.70	6.45	6.30	6.20
2	13.25	12.70	12.20	11.60	11.20	10.85	10.50	10.35	10.25
3	18.30	17.60	16.90	16.10	15.45	15.00	14.60	14.40	14.30



SECTION

BARN
BASE YEAR 1980

SUBJECT

Poultry Housing

POULTRY HOUSING

1, 2 & 3 Storey

Broilers

Class 6

FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line with 2" (50 mm) rigid insulation to perimeter.

FLOOR: 5" (125 mm) concrete, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.

UPPER FLOOR: 2" (38 mm) planking on 2" X 8" (38 mm X 184 mm) joists at 24" (600 mm) centres supported on 6" X 8" (140 mm X 184 mm) wood laminated beams and 6" X 6" (140 mm X 140 mm) posts at 12' (3600 mm) centres.

EXTERIOR WALLS: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 28 gauge (0.34 mm) coloured horizontal metal siding.

DOORS & WINDOWS: No windows, 2 large manure handling doors.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) coloured metal roofing.

INTERIOR FINISHES: Walls - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing.
Ceiling - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing on 2" X 4" (38 mm X 89 mm) nailing girts @ 48" (1200 mm) centres.

ELECTRICAL: 200 Amp. service, Romex wiring, adequate number of fluorescent fixtures and duplex receptacles.

PLUMBING: Cold water supply.

VENTILATION: Partially automated system.

Base Ht. 8'0" per floor

Ht. Adj. \pm 1% Per Ft.

AREA	4000	5000	6000	8000	10000	12000	16000	20000	24000
1	9.30	8.90	8.50	8.10	7.80	7.60	7.30	7.10	7.00
2	14.60	13.90	13.40	12.70	12.30	11.90	11.50	11.30	11.20
3	19.90	18.90	18.30	17.30	16.80	16.20	15.70	15.50	15.40



POULTRY HOUSING

High-Rise
Caged Layers
Class 6

- FOUNDATIONS: 8" (200 mm) poured concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line with 2" (50 mm) rigid insulation to perimeter.
- FLOOR: 4" (100 mm) concrete on 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.
- UPPER FLOOR: 2" (38 mm) planking to walkway on 2" X 8" (38 mm X 184 mm) joists @ 24" (600 mm) centres supported on 6" X 8" (140 mm X 184 mm) wood laminated beams and 6" X 6" (140 mm X 140 mm) wood posts @ 12' (3600 mm) centres.
- EXTERIOR WALLS: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 30 gauge galvanized horizontal metal siding.
- DOORS & WINDOWS: No windows, adequate number of doors.
- ROOF: Wood trusses @ 48" (1200 mm) centres, 28 gauge (0.34 mm) galvanized metal roofing on 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres.
- INTERIOR FINISHES: Walls - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing.
Ceiling - R20 friction fit insulation, 4 mil (100 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing on 2" X 4" (38 mm X 89 mm) nailing girts @ 48" (1200 mm) centres.
- ELECTRICAL: 200 Amp. service, Romex wiring, many incandescent fixtures and duplex receptacles to main floor, adequate number for pit area.
- PLUMBING: Cold water supply.
- VENTILATION: Partially automated system.

Base Ht. 18'0"

Ht. Adj. \pm 1% Per Ft.

AREA	4000	5000	6000	8000	10000	12000	16000	20000	24000
RATE P.S.F.	13.20	12.70	12.10	11.70	11.30	11.00	10.50	10.30	10.20



Ontario

Ministry
of
Revenue

VM- 0302-07

ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

BARNs

SUBJECT

Additions and Deletions

BARN ADDITIONS AND DELETIONS

FOUNDATIONS:

8" concrete filled block wall including footing and excavation	\$12.00 per lin. ft.
8" continuous concrete wall including footing and excavation	\$15.00 per lin. ft.
Pole or post type concrete encased	\$ 3.00 per lin. ft.
Continuous shallow wall footing	\$ 6.00 per lin. ft.

FLOOR:

4" concrete and 6 mil polyethylene vapour barrier on compacted fill	\$ 1.00 per sq. ft.
Additional floor thickness	\$ 0.10 per inch/sq. ft.
Wire mesh reinforcing	\$ 0.12 per sq. ft.
Reinforced concrete slatted elevated slab	\$ 5.50 per sq. ft.
Reinforced concrete elevated slab	\$ 3.70 per sq. ft.

WALLS:

28 gauge coloured metal siding on 2" X 6" framing, asphalt felt windstop	\$ 1.65 per sq. ft.
Galvanized vs coloured - minus	\$ 0.20 per sq. ft.
30 gauge vs 28 gauge - minus	\$ 0.05 per sq. ft.
8" concrete block	\$ 2.40 per sq. ft.
8" concrete wall	\$ 3.00 per sq. ft.
8" insulated concrete wall	\$ 4.25 per sq. ft.
12" insulated concrete wall	\$ 5.00 per sq. ft.

DATE

April 1, 1982

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BARN
BASE YEAR 1980

SUBJECT

Additions and Deletions

VM-0302-07

BARN ADDITIONS AND DELETIONS

ROOFING:

28 gauge coloured metal roofing on
2" X 4" purlins at 2'0" centres and
gable type wood trusses at 4'0" centres \$ 1.85 - 2.15 per sq. ft.
including ridge cap, fascia and soffit (Horizontal Area)

Roof ventilators \$ 75.00 ea

INTERIOR:

Walls: R20 insulation batts 5/16" fir
plywood or equivalent \$ 0.90 per sq. ft.

Ceiling: R28 insulation batts 5/16" fir
plywood or equivalent \$ 1.25 per sq. ft.

R20 vs R28 - minus \$ 0.15 per sq. ft.

ELECTRICAL:

Main service \$ 950.00

Secondary service \$ 725.00

No circuit panel - deduct \$ 500.00

Fluorescent fixtures \$ 0.50 per watt sq. ft.

Incandescent fixtures \$ 0.10 - 0.50 per sq. ft.

PLUMBING:

2 piece washroom including disposal
system \$1,000.00

Allowance for cold water supply only \$ 300.00



BARNs
BASE YEAR 1980

SUBJECT

Additions and Deletions

VENTILATION

CLASSIFICATION OF LIVESTOCK	C.F.M. PER SQ. FT.	MANUAL SYSTEM P.S.F.	PARTIALLY AUTOMATED SYSTEM P.S.F.	FULLY AUTOMATED SYSTEM P.S.F.
A. Dairy cows winter housing only	2	\$0.30	\$0.50	\$0.80
Beef cattle " " "	2	0.30	0.50	0.80
Dairy cows year round housing	3	0.45	0.75	1.20
Calves continuous operation	3	0.45	0.75	1.20
Calves batch housing	5	0.75	1.25	2.00
B. Swine - farrowing	4	0.60	1.00	1.60
" - dry sows	8	1.20	2.00	3.20
" - weaning	9	1.35	2.25	3.60
" - finishing	11	1.65	2.75	4.40
C. Poultry - Laying hens - floor	2	0.30	0.50	0.80
" - Breeder flock	3	0.45	0.75	1.20
" - Pullets - caged	5	0.75	1.25	2.00
" - Broilers	5	0.75	1.25	2.00
" - Laying hens - cages	7½	1.15	1.90	3.00
D. Sheep	1	0.15	0.25	0.40
E. Horses	1	0.15	0.25	0.40
F. Rabbits	3	0.45	0.75	1.20
G. Turkeys	5	0.75	1.25	2.00

Manual - consists of a contractor fabricated air inlet which is controlled manually and agricultural fans wall mounted and thermostatically controlled.

Partially Automated - consists of one or more relatively unsophisticated air blending units plus manually controlled auxiliary air inlets and wall mounted agricultural fans with thermostatic controls.

Fully automated - consists of a premanufactured ventilation unit with a sophisticated air distribution and blending package or a cross flow ventilation system with premanufactured air intakes that are automatically controlled and agricultural fans with thermostatic control.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

BARNs

SUBJECT

EXAMPLES

EXAMPLE 1

Type I Class 5 Traditional Barn 150' x 36' = 5400 sf
Type III Class 5 Addition to Barn 150' x 15' = 2250 sf
Class 5 Milking Centre 52' x 25' = 1300 sf

Costing

Barn Type I	Class 5	Rate	\$10.94	x	5400 sf	=	\$59,076
Barn Type III	Class 5	Rate	\$6.20	x	2250 sf	=	\$13,950
Milking Centre	Class 5	Rate	\$9.80	x	1300 sf	=	\$12,740
Add 2 piece Washroom						=	<u>\$1,000</u>
Total							\$85,766

EXAMPLE 2

Type IV Class 6 Swine Finishing Barn 38' x 106' x 10' high = 4028 sf
Built directly over Manure Tank 8' deep with slatted floor
Partially Automated Ventilation System.

Costing

Barn Type IV Class 6	Rate	\$10.34	x	4028 sf	=	\$41,650
Rectangular Manure Tank	Rate	\$7.25	x	4028 sf	=	\$29,203
Add -						
Ventilation difference between						
Farrowing & Finishing Swine		\$2.75 - 1.00				
	Rate	\$1.75	x	4028 sf	=	\$7,049
Deduct - Missing foundation wall		\$15.00	x	288 lf	=	<u>\$4,320</u>
Total						= \$73,582





ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SILOS

SUBJECT

Overview

General Comments

Silos have been classified into three main groups:

1. Stave and monolithic concrete silos.
2. Oxygen limiting, concrete and steel silos.
3. Horizontal silos, pit and above grade.

The oxygen limiting silos have been further subdivided as follows:

For the oxygen limiting concrete silos, cost factors were developed separately for silos storing high moisture grain and for those storing haylage.

The oxygen limiting steel silos have their cost factors in three tables based on variation in size and in price from different manufacturers.

The equipment for the silos is shown in Section 0308-06.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

SILOS

SUBJECT

Concrete Stave and Wood
Silos

CONCRETE STAVE SILO - COST FACTORS

HT. DIA.	25'	30'	35'	40'	45'	50'	55'
12'	3,300	3,900	4,500	5,500	5,800	6,100	6,400
14'	3,900	4,400	5,000	5,600	6,300	6,900	7,500
16'		5,500	5,800	6,300	7,000	7,800	8,600
18'		5,900	6,800	7,200	8,600	9,100	9,800
20'				8,600	9,700	10,000	11,000
24'						12,700	14,900

HT. DIA.	60'	65'	70'	75'	80'	90'
14'	8,100	8,500				
16'	9,100	10,000	10,600			
18'	10,500	11,200	12,200	12,900	13,400	
20'	11,700	12,700	13,800	15,000	16,200	
24'	15,600	16,800	17,700	18,400	19,400	22,200

NOTE: Cost factors include freight, taxes, foundation, complete installation, staves, galvanized hoops and lugs, concrete door frames, wooden doors, chute, outside ladder, galvanized steel safety cage, all joints power pointed and an application of a protective covering to bottom 25% of silo.

WOOD STAVE SILO - COST FACTORS

The wood stave silo as such is no longer being built, therefore to arrive at cost factors for existing wood silos, use the appropriate concrete stave silo cost factors. The concrete stave silo best resembles the wood stave silo, the only differences being the hydraulically pressed concrete slab and concrete door frames are replaced by pressure treated wood staves and wooden door frames respectively.



ONTARIO VALUATION
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SECTION

SILOS

SUBJECT

POURED CONCRETE SILOS

CONCRETE SILO - COST FACTORS

DIA \ HT.	30'	35'	40'	45'	50'	55'	60'
12'	5,000	5,750	6,600	7,300	7,950	8,550	9,000
14'	5,200	6,000	6,900	7,600	8,300	8,800	9,400
16'	5,300	6,100	7,000	7,800	8,600	9,100	10,100
18'	5,600	6,400	7,300	8,200	9,100	9,900	10,700
20'			8,300	9,200	10,000	11,000	11,900
24'					12,000	13,100	14,200

DIA \ HT.	65'	70'	75'	80'	90'	100'
16'	10,800	11,500	12,100	12,600		
18'	11,500	12,300	13,200	14,200		
20'	12,900	13,900	15,000	16,000	18,200	
24'	15,400	16,500	17,700	18,800	21,000	23,500
30'	24,000	25,300	26,800	28,300	31,900	35,200

For height variations use rates below to be added or subtracted from the nearest silo size.

12' Diameter	\$160 per foot
14' Diameter	\$165 per foot
16' Diameter	\$170 per foot
18' Diameter	\$175 per foot
20' Diameter	\$200 per foot
24' Diameter	\$235 per foot
30' Diameter	\$300 per foot

NOTE: Cost factors include freight, taxes, foundation, complete installation, concrete wall with required reinforcing rod, door frames, doors, concrete chute, outside ladder, galvanized steel safety cage and an application of a protective covering to bottom 25% of the silo.

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ONTARIO VALUATION
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SECTION

SILOS

SUBJECT

Adjustment - Silo Domes

ADJUSTMENT - SILO DOMES

ROOF TYPE \ DIA.	12'	14'	16'	18'	20'	24'	30'
Galvanized	700	880	1,040	1,340	1,620	2,660	4,500
Coloured Steel	960	1,130	1,260	1,600	1,870	2,880	5,140
Aluminized Steel	900	1,130	1,330	1,700	1,950	3,400	5,570
Aluminum	900	1,040	1,220	1,660	1,880	3,000	5,100
Fibre Glass	1,170	1,620	1,960	2,330	2,700	4,000	6,200

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ONTARIO VALUATION
MANUAL
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SECTION

SILOS

SUBJECT

OXYGEN LIMITING SILOS

OXYGEN LIMITED SILOS

CONCRETE HIGH MOISTURE GRAIN

DIA. \ HT.	30'	35'	40'	45'	50'	55'	60'
14'	14,100	15,000	16,000	16,900	17,900	18,500	19,100
16'	14,700	15,700	16,700	17,600	18,600	19,600	20,600
18'	15,200	16,300	17,400	18,500	19,600	20,700	21,800
20'	16,800	18,000	19,300	20,500	21,000	22,900	24,200
24'					28,400	29,800	31,300

DIA. \ HT.	65'	70'	75'	80'	85'	90'	100'
14'	20,000	21,000					
16'	21,500	22,500	23,500	24,500			
18'	22,900	24,000	25,100	26,200			
20'	25,500	26,900	28,100	29,400	30,600	31,900	34,400
24'	32,700	34,200	35,600	37,100	38,500	40,000	42,900
30'	51,000	52,400	53,900	55,000	59,400	60,800	64,200

For height variations use rates below to be added or subtracted from the nearest silo size.

14' Diameter	\$190 per foot
16' Diameter	\$195 per foot
18' Diameter	\$220 per foot
20' Diameter	\$250 per foot
24' Diameter	\$290 per foot
30' Diameter	\$360 per foot

NOTE: Cost factors include freight, taxes, foundation, complete installation, access tunnel, concrete wall with required reinforcing rod, 2 coats of epoxy coating, outside ladder, two roof hatches, safety valve, breather bags where required and safety perimeter rail to reinforced concrete roof.

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SILOS
BASE YEAR 1980

OXYGEN LIMITED SILOS

CONCRETE OXYGEN LIMITING SILOS

FORAGE

DIA. \ HT.	52'	56'	60'	64'	68'	72'	76'
20'	30,500	31,700	33,000	34,200	35,400	36,700	37,900
24'	39,200	40,800	42,400	44,000	45,600	47,200	48,800
30'				67,400	69,900	72,400	75,000

DIA. \ HT.	80'	84'	88'	92'	96'	100'
20'	39,100	40,300	41,600	42,800	--	--
24'	50,400	52,000	53,600	55,200	56,800	58,400
30'	78,700	81,200	83,600	86,000	88,400	90,800

For height variations use rates below to be added or subtracted from the nearest silo size.

20' Diameter \$310 per foot

24' Diameter \$400 per foot

30' Diameter \$600 per foot

NOTE: Cost factors include freight, taxes, foundation, complete installation, 6' high by 6' wide access tunnel, concrete wall with required reinforcing rods, 2 coats of epoxy coating, two roof hatches, outside ladder, safety valve, breather bags where required and safety perimeter rail to reinforced concrete roof.



SILOS
BASE YEAR 1980

SUBJECT

OXYGEN LIMITING SILOS

GLASS LINED STEEL - OXYGEN LIMITED
(CROPHANDLER TYPE)

DIA. IN FT.	HEIGHT IN FT.	FORAGE	GRAIN
15'	30'	-	17,400
	35'	-	19,000
	40'	-	20,700
	45'	-	22,400
	50'	-	24,200
	55'	-	26,200
	58'	-	30,400
	63'	-	32,000
	68'	-	34,400
	72'	-	37,900
21'	30'	-	20,500
	33'	28,100	-
	35'	-	22,300
	38'	30,000	-
	40'	-	24,400
	43'	32,000	-
	45'	-	26,400
	48'	35,000	-
	50'	-	28,500
	53'	37,200	-
	55'	-	30,800
	58'	39,900	35,800
	63'	42,100	37,700
	68'	44,900	40,500
	72'	50,100	44,600
	77'	53,000	46,400
	82'	56,200	50,600
	87'	58,300	52,400
	92'	60,700	55,900
27'	58'	53,000	-
	63'	56,100	-
	68'	59,900	-
	72'	63,700	-
	77'	68,100	-
	82'	73,100	-
	87'	77,200	-
	92'	81,600	-
	96'	85,800	-

The above units are for steel plate construction and glass lined interiors.
The units are top filling and bottom unloading.
Cost factors include foundation, and all erection costs, but does not include
equipment costs.



SILOS
BASE YEAR 1980

SUBJECT

OXYGEN LIMITING SILOS

VM-0303-05

GLASS LINED STEEL - OXYGEN LIMITED
(FEEDSTOR TYPE)

DIA. IN FT.	HEIGHT IN FT.	FORAGE	GRAIN
15'	29'	-	19,700
	34'	-	21,900
	39'	-	24,100
	43'	-	26,300
	48'	-	28,500
	53'	-	30,700
21'	35'	-	37,800
	45'	52,800	44,000
	55'	59,800	50,200
	65'	65,400	56,400
	75'	-	62,600
	85'	-	68,800
24'	55'	62,900	-
	65'	70,300	-
	75'	77,600	-
	85'	87,100	-
30'	65'	84,900	-
	75'	101,700	-
	85'	116,400	-

The above units are for steel plate construction and glass lined interiors.

Cost factors include foundation and all erection costs, but does not include equipment costs.



SILOS
BASE YEAR 1980

SUBJECT

OXYGEN LIMITING SILOS

GLASS LINED STEEL - OXYGEN LIMITED
(HARVESTORE TYPE)

DIA. IN FT.	HEIGHT IN FT.	FORAGE	GRAIN
17'	27'	-	25,400
	30'	-	26,300
	32'	-	27,200
	35'	-	30,300
	40'	33,700	32,900
	50'	37,500	36,600
	60'	43,000	42,000
	70'	49,600	48,400
20'	27'	-	28,200
	30'	33,300	29,200
	32'	-	30,200
	35'	35,900	34,000
	40'	38,200	36,600
	50'	42,800	41,700
	60'	49,000	47,900
	70'	56,600	55,600
	80'	62,400	61,400
	90'	69,200	68,100
25'	35'	-	44,500
	45'	-	52,100
	70'	84,200	82,200
	80'	93,800	91,500
	90'	103,200	101,200
31'	70'	124,600	121,100
	80'	137,200	133,700
	90'	150,100	146,600

The above units are for steel plate construction and glass lined interiors.
The units are top filling and bottom unloading.

Cost factors include foundation and all erection costs, but does not include
equipment costs.



SECTION

SILOS

BASE YEAR 1980

SUBJECT

OXYGEN LIMITING SILOS

GLASS LINED STEEL - OXYGEN LIMITED
(SEALSTOR TYPE)

DIA. IN FT.	HEIGHT IN FT.	FORAGE	GRAIN
15	25	-	22,100
	30	-	25,000
	34	-	27,000
	39	-	29,400
	44	-	31,800
	49	-	34,200
21	27	-	30,100
	32	-	34,100
	37	-	38,700
	41	47,700	42,900
	46	48,900	46,100
	49	52,000	-
	51	56,200	49,700
	54	59,200	53,300
	56	-	59,700
	59	63,300	62,900
	64	66,200	66,100
	69	69,200	69,200
	74	72,000	72,300
	79	76,200	75,400
	83	79,700	78,400
	89	83,200	-
24	42	-	52,500
	47	-	56,000
	52	-	61,900
	55	67,400	66,900
	57	-	67,900
	60	72,300	73,100
	65	77,000	78,100
	70	81,900	83,300
	75	86,600	88,300
	79	91,700	93,600
	84	96,600	98,800
	89	101,400	103,900

The above units are for steel plate construction and glass lined interiors.

The units are top filling and bottom unloading.

Cost factors include foundation, and all erection costs, but does not include equipment costs.



SECTION

SILOS
BASE YEAR 1980

SUBJECT

OXYGEN LIMITING SILOS

GLASS LINED STEEL - OXYGEN LIMITED
(SEALSTOR TYPE)

DIA. IN FT.	HEIGHT IN FT.	FORAGE	GRAIN
27	38	-	48,900
	43	-	54,500
	48	-	63,700
	53	-	69,300
	56	83,400	81,800
	61	90,100	88,900
	66	96,600	95,900
	71	108,700	102,800
	75	112,300	109,700
	80	116,000	117,300
	85	122,400	123,200
	90	128,600	129,900
	95	135,600	136,600
30	57	-	89,600
	62	-	95,400
	66	108,600	102,500
	71	115,000	109,400
	76	121,900	116,800
	81	128,200	123,500
	86	134,800	130,700
	91	141,300	140,800
	95	147,700	144,600
	100	153,900	151,300
36	63	-	123,500
	68	-	132,400
	73	-	141,600
	78	-	150,400
	82	-	159,800
	87	-	168,800
	92	-	178,000
	97	-	186,800
	102	-	195,000

The above units are for steel plate construction and glass lined interiors.

The units are top filling and bottom unloading.

Cost factors include foundation and all erection costs, but does not include equipment costs.

ONTARIO VALUATION

MANUAL

BASE YEAR 1980

SECTION	SILOS
SUBJECT	Horizontal Silos

HORIZONTAL SILOS

Horizontal silos are now usually constructed of monolithic or precast concrete walls, sometimes they have been built of treated wood posts and sheathing. They may be built both above or below ground, the costs are not significantly different. The floors are concrete slabs. Cost factors are per linear foot of wall, including end walls if any. The floor will be treated as an adjustment.

COST FACTORS FOR CONCRETE HORIZONTAL SILOS

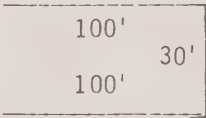
Height in Feet	8'	10'	12'	14'	16'
Cost per Lin. Foot of Wall	\$25	\$32	\$40	\$49	\$59

ADJUSTMENTS

For 4" - 6" concrete floor add \$1.10 per square foot.

EXAMPLE

A concrete horizontal silo has 100 foot long walls, 12' high and is 30' wide. To find the replacement cost new (R.C.N.) of the silo.



Total length of walls	=	100 + 30 + 100	=	230 LF
Floor area	=	100 X 30	=	3,000 SF
Cost of walls	=	230 LF X \$40	=	\$ 9,200
Cost of floor	=	3,000 SF X \$1.10	=	3,300
		R.C.N.		\$12,500



ONTARIO VALUATION
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SECTION

GRAIN AND FEED STORAGE

SUBJECT

Photographs



BULK FEED TANKS



STEEL GRAIN BINS

DATE

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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

GRAIN AND FEED STORAGE

SUBJECT

Steel Grain Bins

STEEL GRAIN BINS - COST FACTORS

DIAMETER IN FEET	HEIGHT TO EAVES IN FEET	APPROXIMATE CAPACITY IN BUSHELS	COST (\$)
14	10.2	1440	1,920
	12.7	1750	2,090
	15.2	2070	2,250
19	10.2	2880	2,760
	12.7	3490	3,030
	15.2	4090	3,360
	17.7	4690	3,560
	20.2	5300	3,780
24	10.7	4760	5,250
	13.3	5760	5,680
	16.0	6770	6,040
	18.7	7770	6,330
	21.3	8780	7,260
	24.0	9790	7,690
	26.7	10790	8,180
27	10.7	6140	6,410
	13.3	7410	6,880
	16.0	8680	7,420
	18.7	9950	7,900
	21.3	11230	8,670
	24.0	12500	9,150
	26.7	13770	9,830

The above cost factors include cost of erection, concrete pad and foundation.
For equipment see Section 0308-07.

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GRAIN AND FEED STORAGE
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SUBJECT

Steel Grain Bins

STEEL GRAIN BINS - COST FACTORS CONT'D

DIAMETER IN FEET	HEIGHT TO EAVES IN FEET	APPROXIMATE CAPACITY IN BUSHELS	COST (\$)
30	10.7	7670	7,300
	13.3	9320	7,840
	16.0	10800	8,370
	18.7	12360	8,980
	21.3	13920	9,770
	24.0	15490	10,410
	26.7	17050	11,080
33	10.7	9490	8,410
	13.3	11390	9,040
	16.0	13290	9,550
	18.7	15180	10,230
	21.3	17080	11,100
	24.0	18980	11,790
	26.7.	20880	12,540
36	10.7	11490	10,710
	13.3	13740	11,300
	16.0	16000	11,890
	18.7	18260	12,610
	21.3	20520	13,650
	24.0	22770	14,510
	26.7	25030	15,470

The above cost factors include cost of erection, concrete pad and foundation.
For equipment see Section 0308-07.

**ONTARIO VALUATION
MANUAL**
BASE YEAR 1980

SECTION GRAIN AND FEED STORAGE
SUBJECT Steel Grain Bins

DIAMETER IN FEET	EAVES HT. IN FEET	APPROX. BUS.CAP.	COST (\$)
12	10	1060	1410
12	15	1537	1770
12	20	2014	2240
15	10	1697	2280
15	15	2442	2710
15	20	3188	3290
18	10	2502	2675
18	15	3576	3310
18	20	4650	4140
18	25	5724	4845
18	30	6798	5900
21	10	3486	3515
21	15	4948	4360
21	20	6410	5260
21	25	7871	6410
21	30	9333	7800
24	10	4658	4365
24	15	6567	5290
24	20	8477	6325
24	25	10386	7770
24	30	12295	9550
27	10	6028	5215
27	15	8445	6540
27	20	10861	7675
27	25	13277	9375
27	30	15694	11390

The above cost factors include cost of erection, concrete pad and foundation.

The equipment see Section 0308-07.



SECTION

SUBJECT

GRAIN AND FEED STORAGE
BASE YEAR 1980

Steel Grain Bins

DIAMETER IN FEET	EAVES HT. IN FEET	APPROX. BUS.CAP.	COST (\$)
30	10	7607	6080
30	15	10590	7765
30	20	13573	9305
30	25	16556	11180
30	30	19539	13440
33	10	9402	8700
33	15	13012	9550
33	20	16622	10190
33	25	20231	11090
33	30	23841	12265
36	10	11426	11165
36	15	15722	11935
36	20	20017	12685
36	25	24313	13645
36	30	28609	15060
39	10	13687	12500
39	15	18728	13565
39	20	23770	14865
39	25	28811	15835
39	30	33853	17250
42	10	16195	15315
42	15	22042	16295
42	20	27889	17310
42	25	33736	18470
42	30	39583	20010
48	10	21992	19175
48	15	29629	20355
48	20	37266	21530
48	25	44903	23270
48	30	52540	25265

The above cost factors include cost of erection, concrete pad and foundation.

For equipment see Section 0308-07.



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SECTION

GRAIN AND FEED STORAGE

SUBJECT

Bulk Feed Tanks

DIAMETER IN FEET	OVERALL HEIGHT IN FEET	APPROXIMATE CAPACITY IN TONNES	COST (\$)
6	10	2.50	975
6	15	5.50	1210
6	20	8.00	1420
7	15	6.00	1175
7	20	10.00	1360
7	25	14.00	1590
10	15	8.00	1620
10	20	14.50	1855
10	25	21.00	2045
10	30	27.00	2515
12	20	25.00	3110
12	25	35.00	3670
12	30	45.50	4060
14	20	32.50	3950
14	25	47.50	4295
14	30	62.00	4860

NOTE: 1. Costs include erection and concrete pad.

2. For equipment see Section 0308-07

3. Tonnes are based on 40 lbs. per cu. ft.

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SECTION

GRAIN AND FEED STORAGE
BASE YEAR 1980

SUBJECT

Bulk Feed Tanks

BULK FEED TANKS (RECTANGULAR)

This type of structure is usually installed in combination with a series of circular grain bins and bulk feed tanks.

The Tank consists of a tower constructed of heavy gauge steel panels fixed on angle iron framing. The foundation consists of a reinforced concrete slab on grade.

Feed such as corn, barley and concentrates are stored in the various compartments of the tower, prior to mixing and grinding at its base.

COST FACTORS

Dimensions in feet	Height in feet	No. of Compartments	Capacity in tons	Cost
10 X 10	17	4	15	\$3700
10 X 10	20	4	20	4200
10 X 10	27	4	30	5900
10 X 10	32	4	40	7000
10 X 10	37	4	50	7700
10 X 10	45	4	60	8500
10 X 10	17	6	15	4100
10 X 10	20	6	20	4700
10 X 10	27	6	30	6500
10 X 10	32	6	40	7800
10 X 10	37	6	50	8500
10 X 10	55	6	70	9300

NOTE: Height measures from ground floor to the eaves.



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SECTION

GRAIN AND FEED STORAGE

SUBJECT

Corn Cribs

STEEL CORN DRYING CRIBS - COST FACTORS

DIAMETER IN FEET	HEIGHT TO EAVES IN FEET	APPROXIMATE CAPACITY IN BUSHELS	COST
12	10	680	1,680
	15	960	1,990
16	10	1200	2,160
	15	1680	2,670
	20	2150	3,120

- NOTE: 1. Costs include materials, erection, concrete pad and roof.
2. Construction is of galvanized bar mesh steel and galvanized metal roof.



STEEL FRAME



WOOD FRAME
SINGLE TYPE



GRAIN AND FEED STORAGE
BASE YEAR 1980

SUBJECT

Corn Cribs

CORN CRIBS
WOOD FRAME

SINGLE

Floor: 5" reinforced concrete with 4 mil polyethylene vapour barrier on 5" well compacted sand base. Tapered reinforced concrete perimeter footing. Rate \$1.95 PER SQ.FT. OF FLOOR AREA.

Walls: 2" x 6" studs at 32" centres, with suitable girts cross ties and wind bracing. 2" x 2" 14 gauge welded wire mesh. Wood louvered slats. Rate \$1.70 PER SQ.FT. OF WALL AREA.

Shed Roof: 2" x 6" rafters at 32" centres, 1" x 6" nailing girts at 18" centres, 1" x 8" wood fascia, 28 gauge coloured metal roofing. Rate \$2.70 PER SQ.FT. OF FLOOR AREA.

EXAMPLE: 100' long x 7' wide x 20' high unit.

Floor = $100' \times 7' = 700 \text{ sq.ft.} \times \$1.95 = \$1,365$

Walls = $2(100 + 7) \times 20 = 4280 \text{ sq.ft.} \times \$1.70 = 7,276$

Roof = $100' \times 7' = 700 \text{ sq.ft.} \times \$2.70 = 1,890$

TOTAL \$10,531

DRIVE THROUGH

Gable Roof: 2" x 6" rafters at 48" centres, 2" x 4" nailing girts at 24" centres. 1" x 6" ties at 48" centres, 1" x 8" wood fascia. 28 gauge coloured metal roofing and gabled ends. Rate \$2.25 PER SQ.FT. OF FLOOR AREA.

End Walls: 1 pair wood framed metal clad sliding doors and matching end walls. Rate \$3.00 PER SQ.FT. OF WALL AREA.

EXAMPLE: 60' long x 7' wide x 14' high EACH UNIT (60' x 44' overall).

Floor = $60' \times 7' \times 2 \text{ UNITS} = 840 \text{ sq.ft.} \times \$1.95 = \$1,638$

Walls = $2(60 + 7) \times 14 \times 2 \text{ UNITS} = 3752 \text{ sq.ft.} \times \$1.70 = 6,378$

Roof = $60' \times 44' = 2640 \text{ sq.ft.} \times \$2.25 = 5,940$

End Walls and Doors = $44' - (7 \times 2) = 30'$
 $30' \times 14' \times 2 \text{ ENDS} = 840 \text{ sq.ft.} \times \$3.00 = 2,520$

TOTAL \$16,476





ONTARIO VALUATION
MANUAL
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SECTION

TOBACCO STRUCTURES

SUBJECT

Overview

General Comments

Tobacco barn walls are normally built of wood stud framing with a concrete foundation, or steel rigid frames supported on piers or wood pole construction. The cost differences between these three types of construction as far as tobacco buildings are concerned are minimal and are incorporated under the same rates.

The rates for the interior strip rooms include partitions and finishes. Where exterior strip rooms occur, cost the shell as a pack barn and use the strip room rates for the interior.

Tobacco kilns include the standard low and high types of wood frame construction, and are rated by their stick capacity for drying the tobacco. The trend now, is to bulk curing systems consisting of factory built metal prefabricated units. In these units the tobacco is packed into metal rack containers which are suspended inside the kiln. For cost of racks and heating equipment, please refer to Section 0308-10 for adjustments.

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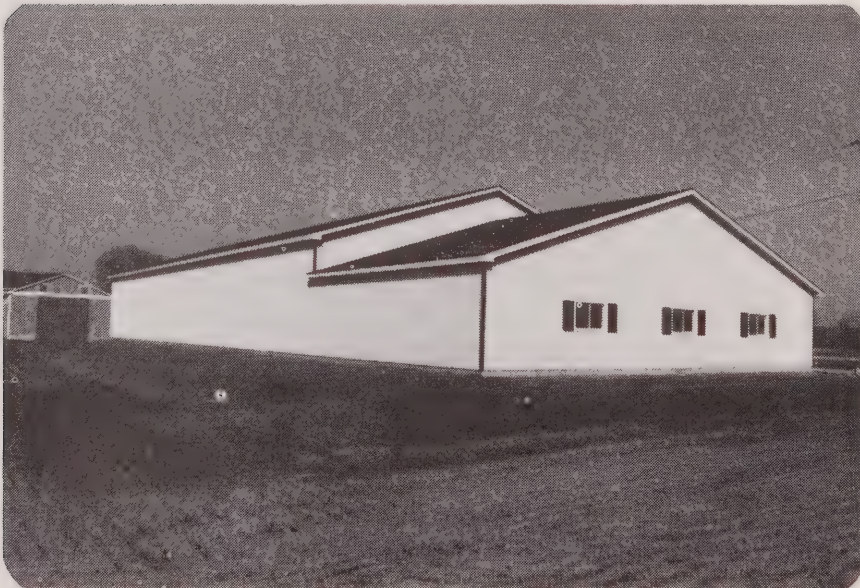
TOBACCO STRUCTURES

SUBJECT

Photographs



TRADITIONAL PACK BARN



MODERN PACK BARN

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TOBACCO STRUCTURES

SUBJECT

Pack Barn

Pack Barns

Class 5

FOUNDATIONS: Continuous shallow concrete footing.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

EXTERIOR WALLS: 2" X 4" (38 mm X 89 mm) studs @ 24" (600 mm) centres,
1" (17 mm) wood sub sheathing, roll siding.

DOORS & WINDOWS: No windows, matching sliding door and pedestrian door.

ROOF: Gambrel, truss type 2" X 6" (38 mm X 140 mm) rafters @ 24"
(600 mm) centres, plywood sub sheathing, roll roofing.

ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of
incandescent fixtures.

Base Eave Ht. 12'0"

Ht. Adj. \pm 2% Per Ft.

AREA	3000	4000	5000	6000	7000	8000	9000	10000
RATE P.S.F.	5.30	4.95	4.70	4.55	4.45	4.35	4.30	4.25

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TOBACCO STRUCTURES
BASE YEAR 1980

SUBJECT

Pack Barn

Pack Barns

Class 6

FOUNDATIONS: 8" (200 mm) concrete foundation wall on 16" X 8" (400 mm X 200 mm) footing below frost line.

FLOOR: 4" (100 mm) concrete, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.

EXTERIOR WALLS: 2" X 6" (38 mm X 140 mm) studs @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 1/2" (12.5 mm) plywood sheathing, 30 gauge coloured vertical metal siding.

DOORS & WINDOWS: No windows, overhead sliding doors and pedestrian doors.

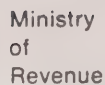
ROOF: Wood trusses @ 48" (1200 mm) centres, 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres, 1/2" (12.5 mm) plywood sub sheathing, asphalt shingles.

ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of incandescent fixtures.

Base Eave Ht. 12'0"

Ht. Adj. \pm 2% Per Ft.

AREA	3000	4000	5000	6000	7000	8000	9000	10000
RATE P.S.F.	6.40	6.10	5.85	5.65	5.50	5.35	5.25	5.15



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TOBACCO STRUCTURES

SUBJECT

Interior Stripper Rooms

INTERIOR STRIPPER ROOMS

Class 5

FINISHES: Walls - Wood framing, R12 friction fit insulation, 3/8"
(9.5 mm) plywood sheathing.
Ceiling - Wood framing, R12 friction fit insulation, 5/16"
(7.5 mm) plywood sheathing.

DOORS & WINDOWS: Fixed wood sash windows, pedestrian doors.

ELECTRICAL: Adequate number of incandescent fixtures and duplex receptacles.

PLUMBING: 3 piece washroom including shower stall and septic system.

Base Ceiling Ht. 8'0"

Ht. Adj. \pm 2% Per Ft.

AREA	1000	1250	1500	1750	2000	2250	2500	2750	3000
RATE P.S.F.	5.50	4.90	4.40	4.00	3.70	3.50	3.40	3.35	3.30

Class 6

FINISHES: Walls - Wood framing, R20 friction fit insulation, finished plywood panelling.
 Ceiling - Wood framing, R20 friction fit insulation, washable vinyl faced particle board.

DOORS & WINDOWS: Fixed wood sash windows, pedestrian doors.

ELECTRICAL: Adequate number of fluorescent fixtures and duplex receptacles.

PLUMBING: 3 piece washroom including shower stall and septic system.

Base Ceiling Ht. 8'0"

Ht. Adj. \pm 2% Per Ft.

AREA	1000	1250	1500	1750	2000	2250	2500	2750	3000
RATE P.S.F.	7.45	6.65	6.00	5.50	5.10	4.80	4.55	4.35	4.20

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TOBACCO STRUCTURES

SUBJECT

Kilns

KILNS



STANDARD TYPE KILNS

Standard type kiln either high square model (23' X 24') or low rectangular model (33' X 24') holds approximately 1200 stick capacity. Concrete foundation, wood frame construction, asphalt or steel siding and asphalt roofing.

Cost of Structure..... \$4,500

Larger standard low type kiln (45' X 25') holds approximately 1800 tobacco sticks. Concrete foundation, wood frame construction, asphalt or steel siding, and asphalt roofing.

Cost of Structure..... \$5,300



TOBACCO STRUCTURES
BASE YEAR 1980

SUBJECT

Kilns

KILNS



BULK KILNS

Factory manufactured metal units, prefabricated and delivered to site, placed on concrete pad. All units are prewired. Normal size 400 square feet. Approximate capacity 2,500 to 3,000 lbs.

Cost of Unit (including concrete pad and electrical hookup)..... \$4,200

(Racks and heating not included in above cost.)



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TOBACCO STRUCTURES

SUBJECT

EXAMPLES

EXAMPLE 1

A Class 5 Traditional Pack Barn 50' x 100' x 12' Eaves Ht. with a
Class 5 Interior Strip Room 50' x 30' x 8' High

Class 5 Pack Barn	4.70	x	5000 sf = \$23,500
Class 5 Interior Strip Room	4.40	x	1500 sf = <u>\$6,600</u>
Total			\$30,100

EXAMPLE 2

A Class 6 Modern Pack Barn 50' x 100' x 12' Eaves Ht. with an
Exterior Strip Room 50' x 30' x 10' Eave Ht. Addition

Class 6 Pack Barn	*	\$5.57	x	5000 sf = \$27,850
Class 6 Exterior Stripper Room (Use Pack Barn Rate)	*	\$5.57 x .96	x	1500 sf = \$8,021
Class 6 Interior Strip Room (8' Ht.)		\$6.00	x	1500 sf = <u>\$9,000</u>
Total				\$44,871

* Rate based on 6500 sf

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**ONTARIO VALUATION
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GREENHOUSES

SUBJECT

Overview

GENERAL COMMENTS

The attached specifications and rate schedules are the average erected costs of a shell greenhouse. The rates do not include charges for heating or any other equipment which may be found in most greenhouses today.

Greenhouses can be generally broken down into four (4) main types:

TYPE 1: Freestanding with a gable roof structure, and exterior of glass, acrylic, fibreglass or plastic.

TYPE 2: Gutter connected "Ridge and Valley" roof structure with an exterior of glass, acrylic, fibreglass or plastic.

TYPE 3: Arched or Bow roof structure with an exterior of double plastic or fibreglass.

TYPE 4: Economy type greenhouses wood posts, or metal pipe arch frames, covered with polyethylene.



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GREENHOUSES

SUBJECT

Photographs



Greenhouse - Type 1: Free standing Gable Roof Structure



Greenhouse - Type 2: Ridge and Valley Roof Structure

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SECTION

GREENHOUSES

SUBJECT

TYPE 1 - FREESTANDING
GABLE ROOF

Type 1: Freestanding, gable type roof structure.



SPECIFICATIONS

- FOUNDATIONS AND FOOTINGS: 8" to 10" concrete foundations and footings or equivalent piers.
- STRUCTURAL FRAME: Welded galvanized pipe trusses and frame or bolted aluminum angle truss and frame or equivalent galvanized angle iron truss.
- ROOF STRUCTURE: Redwood or extruded aluminum rafters, spaced for 20" to 24" glass over galvanized or aluminum frame.
- END WALLS: Both end walls glass-aluminum or aluminum capped redwood, or combination of glass-wood or fibreglass-wood
- EXTERIOR WALLS: Bottom portion insulated asbestos board or equivalent.
- DOORS: 1 to 2 doors.
- GUTTERS AND SILLS: Aluminum or galvanized steel.
- VENTILATION: Continuous vents both sides of ridge.

Base Eaves Ht. 8'0"

Ht. Adj. 5% Per Ft.

AREA IN SQ. FT.	1000	2000	3000	4000	6000	8000	10000
EXTERIOR Glass	6.75	6.50	6.25	6.00	5.75	5.50	5.25
Acrylic (S.D.P.)	12.35	12.25	12.15	12.05	11.95	11.85	11.75
Fibre Glass	5.75	5.50	5.25	5.00	4.75	4.50	4.25
Double Plastic	4.75	4.50	4.25	4.00	3.75	3.50	3.25

ADJUSTMENTS: For greenhouses with low exterior walls of frame or asbestos deduct \$0.25 for glass, fibreglass and double plastic.

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SECTION

GREENHOUSES

SUBJECT

Type 2 - Ridge and Valley

TYPE 2A: "Ridge and Valley" type structure, gutter connected, uninsulated walls medium gauge steel or aluminum frame design for light snow loads.



SPECIFICATIONS

FOUNDATIONS	10" to 12" concrete foundation and footings or equivalent piers.
STRUCTURAL FRAME:	Welded galvanized pipe trusses and frame or equivalent galvanized metal angle iron truss. Medium gauge steel or aluminum designed to carry up to 15 p.s.f. snow load.
ROOF:	Extruded aluminum rafters, spaced for 20" to 24" glass over galvanized or aluminum frame.
END WALLS:	2 ends glass. Extruded aluminum rafters or aluminum capped redwood.
EXTERIOR WALLS:	Generally over 7' of exterior wall. Bottom portion asbestos board or equivalent.
DOORS:	2 doors or combination of sliding doors.
GUTTERS AND SILLS:	Extruded aluminum or galvanized steel.
VENTILATION:	Continuous vents both sides of ridge (full length).

AREA IN SQ. FT.	8,000	10,000	20,000	40,000	80,000
EXTERIOR					
Glass	7.00	6.75	6.50	6.25	6.00
Acrylic (S.D.P.)	12.50	12.40	12.25	12.00	11.75
Fibre Glass	6.50	6.25	6.00	5.75	5.50
Double Plastic	5.00	4.75	4.50	4.25	4.00

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GREENHOUSES
BASE YEAR 1980

SUBJECT

Type 3 - Bow or Curved Roof

TYPE 3B: Bow or curved type roof structure with exterior covering of corrugated fiberglass.



SPECIFICATIONS

FOUNDATIONS
AND FOOTINGS:

10" to 12" concrete foundation and footings or piers.

STRUCTURAL FRAME:

Galvanized tubular pipe or roll formed shapes with bolted connections.

ROOF STRUCTURE:

Galvanized tubing or formed shapes in arch or bow formation.

EXTERIOR COVERING:

Corrugated fiberglass - end walls may have combination of polyethylene and fiberglass.

DOORS:

1 to 2 doors.

GUTTERS:

Galvanized metal.

VENTILATION:

Staggered - end or side vents.

AREA IN SQ. FT.	1000	2000	3000	4000	6000	10000	20000	40000	80000
COST PER SQ. FT.	4.35	4.30	4.20	4.15	4.10	3.85	3.75	3.65	3.60



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SECTION	GREENHOUSES
SUBJECT	TYPR 4 - ECONOMY TYPE

TYPE 4 - ECONOMY TYPE

COST FACTORS

TYPE	DESCRIPTION	COST PER SQ. FT.
4A	Plastic on light wood post construction	1.00
4B	Plastic on wood frame treated 4" x 4" cedar posts	1.50
4C	Plastic on metal pipe arch or quonset frame	2.00
4D	Double layer plastic on metal pipe arch	2.50

For institutional and Residential Greenhouses - See
Residential Manual.

ADDITIVES (Per Sq. Ft. of Contact Area)

Acrylic - (S.D.P.) - 5/8" - Clear \$3.00 per sq. ft.
- Bronze \$3.70 per sq. ft.
- White \$3.70 per sq. ft.
- Polycarbonate \$4.50 per sq. ft.

Glass - single glazed - 3 millimeter \$0.50 - 0.65 per sq. ft.
- tempered glass - 3 millimeter \$0.85 - 1.20 per sq. ft.

Qualex - 5 mil. \$2.00 - 2.25 per sq. ft.
Coroplast - 5 mil. \$0.35 - 0.45 per sq. ft.

*Polyethylene - 4 mil. \$0.02 - 0.03 per sq. ft.
*Polyethylene - 6 mil. \$0.03 - 0.04 per sq. ft.
* Approximately 2 year life.

Corrugated Fiberglass
- Utility Grade \$0.35 - 0.45 per sq. ft.



ONTARIO VALUATION
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SECTION

ASSORTED STRUCTURES

SUBJECT

Overview

This section incorporates structures built for:

- 1) Specific uses such as mink sheds and liquid manure tanks
- 2) Miscellaneous uses ancillary to many types of farming operations.



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SECTION

ASSORTED STRUCTURES

SUBJECT

FRUIT AND VEGETABLE
STORAGE

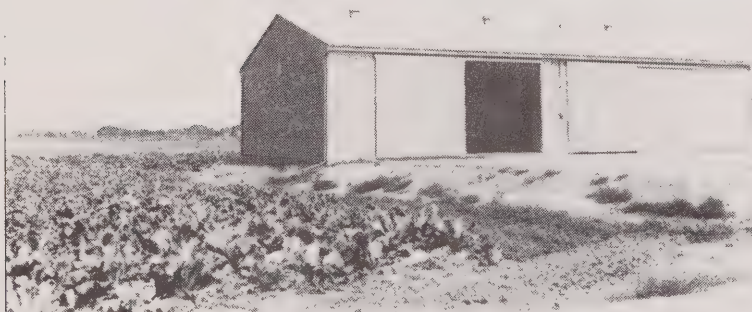
FRUIT AND VEGETABLE STORAGE

GENERAL COMMENTS

There are two types of structures used for storing fruit and vegetables:

1. Bulk storage,
2. Pallet storage.

1. Bulk Storage - means the items being stored are contained by the structure and as such exert pressure on the walls. The greater the height of the building the greater the pressure it has to withstand from the items being stored, consequently the structural wall studs must be increased in size as the wall height increases.
2. Pallet Storage - means the items being stored are first placed in pallets or boxes and then placed within the structure. There is no pressure against the walls from the items being stored.



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ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

FRUIT AND VEGETABLE STORAGE

BULK TYPE

Class 5

FOUNDATIONS: 8" (200 mm) reinforced concrete foundation wall on 16" x 8" (400 mm x 200 mm) footing below frost line.

FLOOR: 4" (100 mm) concrete reinforced with wire mesh, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.

EXTERIOR WALLS: 2" X 8" (38 mm X 184 mm) studs @ 24" (600 mm) centres, with 1" (17mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) galvanized vertical metal siding.

DOORS & WINDOWS: Windows - Nil.
Doors - Additive - See adjustments below.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" x 4" (38 mm x 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) galvanized metal roofing.

PARTITIONS: Additive - See adjustments below.

INTERIOR FINISHES: Walls - R12 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing, slatted wall lining of 1" x 6" (17 mm x 140 mm) lumber applied horizontally, 2" x 2" (38 mm x 38 mm) vertical blocking over every stud.
Ceiling - R12 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood diaphragm on 2" x 4" (38 mm x 89 mm) nailing girts @ 48" (1200 mm) centres.

ELECTRICAL: 100 Amp. service, Romex wiring, minimum number of incandescent fixtures and duplex receptacles for fans

PLUMBING: Nil.

VENTILATION: Nil.

Base Eaves Ht. 12'0"

Ht. Adj. 3% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000
RATE P.S.F	16.30	13.45	11.65	10.50	9.85	9.30	8.60
AREA	4000	5000	6000	7000	8000	9000	10000
RATE P.S.F.	8.60	7.95	7.60	7.20	7.00	6.90	6.80

1. Partitions between vegetable storage areas \$34.00/L.F. 12' high + \$2.00 per ft. difference.
2. Steel overhead doors insulated (extra over walls) \$11.00/S.F. of door.
3. Wood overhead doors insulated (extra over walls) \$ 4.50/S.F. of door.
4. Side hung wood doors insulated (extra over walls) \$ 2.15/S.F. of door.



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

FRUIT AND VEGETABLE STORAGE

BULK TYPE

Class 6

FOUNDATIONS: 10" (250 mm) reinforced concrete foundation wall on 18" x 8" (450 mm x 200 mm) footing below frost line.
1" (25 mm) rigid insulation and weeping tile to perimeter.

FLOOR: 5" (125 mm) concrete reinforced with wire mesh, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.

EXTERIOR WALLS: 2" X 10" (38 mm X 235 mm) studs @ 16" (400 mm) centres, 28 gauge (0.34 mm) coloured horizontal metal siding.

DOORS & WINDOWS: Windows - Nil.
Doors - Additive - See adjustments below.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" x 4" (38 mm x 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34 mm) coloured metal roofing.

PARTITIONS: Additive - See adjustments below.

INTERIOR FINISHES: Walls - R20 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing, slatted wall lining of 1" x 6" (17mm x 140 mm) lumber applied horizontally, 2" x 2" (38 mm x 38 mm) vertical blocking over every stud.
Ceiling - R20 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood diaphragm on 2" x 4" (38 mm x 89 mm) nailing girts @ 48" (1200 mm) centres.

ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of incandescent fixtures and duplex receptacles for fans

PLUMBING: Nil.

VENTILATION: Nil.

Base Eaves Ht. 12'0"

Ht. Adj. 3% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000
RATE P.S.F.	18.00	15.30	13.15	11.85	11.00	10.40	9.70
AREA	4000	5000	6000	7000	8000	9000	10000
RATE P.S.F.	9.70	9.05	8.60	8.15	7.85	7.75	7.65

1. Partitions between vegetable storage areas \$34.00/L.F. 12' high + \$2.00 per ft. difference.
2. Steel overhead doors insulated (extra over walls) \$11.00/S.F. of door.
3. Wood overhead doors insulated (extra over walls) \$ 4.50/S.F. of door.
4. Side hung wood doors insulated (extra over walls) \$ 2.15/S.F. of door



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

FRUIT AND VEGETABLE STORAGE

PALLET TYPE

Class 5

FOUNDATIONS: 6" x 6" (140 mm x 140 mm) pressure treated posts, 8' (2400 mm) centres set on concrete footing with granular fill.

FLOOR: 4" (100 mm) concrete reinforced with wire mesh on compacted granular fill.

EXTERIOR WALLS: 6" X 6" (140 mm X 140 mm) posts @ 8' (2400 mm) centres, 2" x 4" (38 mm x 89 mm) nailing girts @ 24" (600 mm) centres, 15 lb. (6.8 kg) asphalt felt windstop, 28 gauge (0.34 mm) galvanized vertical metal siding.

DOORS & WINDOWS: Windows - Nil.
Doors - Additive - See adjustments below.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" x 4" (38 mm x 89 mm) nailing girts @ 24" (600 mm) centres, 28 gauge (0.34mm) galvanized metal roofing.

PARTITIONS: Additive - See adjustments below.

INTERIOR FINISHES: Walls - R12 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood sheathing, 2 wood bumpers to perimeter.

Ceiling - R12 friction fit insulation, 6 mil (150 um) polyethylene vapour barrier, 5/16" (7.5 mm) plywood diaphragm on 2" x 4" (38 mm x 89 mm) nailing girts @ 48" (1200 mm) centres.

ELECTRICAL: 100 Amp. service, Romex wiring, minimum number of incandescent fixtures and duplex receptacles for fans.

PLUMBING: Nil.

VENTILATION: Nil.

Base Eaves Ht. 12'0"

Ht. Adj. 3% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000
RATE P.S.F.	11.00	9.50	8.40	7.60	7.10	6.80	6.40
AREA	4000	5000	6000	7000	8000	9000	10000
RATE P.S.F.	6.40	6.10	5.90	5.70	5.60	5.55	5.50

1. Partitions between storage areas (includes bumpers) \$27.00/L.F. 12' high + \$1.00 per ft. difference.
2. Steel overhead doors insulated (extra over walls) \$12.50/S.F. of door
3. Wood overhead doors insulated (extra over walls) \$ 6.00/S.F. of door
4. Side hung wood doors insulated (extra over walls) \$ 3.60/S.F. of door



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

FRUIT AND VEGETABLE STORAGE

PALLET TYPE

Class 6

FOUNDATIONS: 8" (200 mm) reinforced concrete foundation wall on
16" x 8" (400 mm x 200 mm) footing below frost line.

FLOOR: 5" (125 mm) concrete reinforced with wire mesh, 6 mil
(150 um) polyethylene vapour barrier on compacted
granular fill.

EXTERIOR WALLS: 2" X 10" (38 mm X 235 mm) studs @ 24" (600 mm) centres,
15 lb. (6.8 kg) asphalt felt windstop, 28 gauge (0.34 mm)
coloured horizontal metal siding.

DOORS & WINDOWS: Windows - Nil.
Doors - Additive - See adjustments below.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" x 4" (38 mm
x 89 mm) nailing girts @ 24" (600 mm) centres, 28
gauge (0.34 mm) coloured metal roofing.

PARTITIONS: Additive - See adjustments below.

INTERIOR FINISHES: Walls - R20 friction fit insulation, 6 mil (150 um)
polyethylene vapour barrier, 5/16" (7.5 mm) plywood
sheathing, 2 wood bumpers to perimeter.
Ceiling - R20 friction fit insulation, 6 mil (150 um)
polyethylene vapour barrier, 5/16" (7.5 mm) plywood
diaphragm on 2" x 4" (38 mm x 89 mm) nailing girts
@ 48" (1200 mm) centres.

ELECTRICAL: 100 Amp. service, Romex wiring, minimum number of
incandescent fixtures and duplex receptacles for fans.

PLUMBING: Nil.

VENTILATION: Nil.

Base Eaves Ht. 12'0"

Ht. Adj. 3% Per Ft.

AREA	500	1000	1500	2000	2500	3000	4000
RATE P.S.F.	14.60	12.30	10.85	9.80	9.20	8.80	8.20
AREA	4000	5000	6000	7000	8000	9000	10000
RATE P.S.F.	8.20	7.75	7.40	7.05	6.85	6.70	6.60

1. Partitions between storage areas (includes bumpers) \$27.00/L.F.
12' high + \$1.00 per ft. difference.
2. Steel overhead doors insulated (extra over walls) \$12.50/S.F. of door.
3. Wood overhead doors insulated (extra over walls) \$ 6.00/S.F. of door.
4. Side hung wood doors insulated (extra over walls) \$ 3.60/S.F. of door.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ASSORTED STRUCTURES

SUBJECT

MINK SHEDS

MINK SHEDS

General Comments

The typical mink shed merely provides a very basic shelter for the animals. They are, therefore, usually of light wood construction with low side walls of wire mesh or combination of wire mesh and plywood sheathing, or other similar material. Lighting is almost non-existent and the individual pens are hand watered. In cases where pressure water is supplied, see Secion 0302-07 for cold water supply only.

DATE

January 1, 1987

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PAGE 1 OF 3



SECTION	ASSORTED STRUCTURES BASE YEAR 1980	SUBJECT	MINK SHEDS
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MINK SHEDS

Class 4

FOUNDATIONS: 4" x 4" (89 mm x 89 mm) pressure treated wood mud sills.

FLOOR: Tamped or graded earth.

EXTERIOR WALLS: 2" x 4" (38 mm x 89 mm) studs @ 24" (600 mm) centres,
3/8" (9.5 mm) plywood sheathing above, wire mesh screen
below 2' high.

DOORS & WINDOWS: No windows, matching sliding doors.

ROOF: 2" x 4" (38 mm x 89 mm) rafters @ 36" (900 mm) centres,
1" (17 mm) nailing girts @ 24" (600 mm) centres,
30 gauge galvanized metal roofing.

ELECTRICAL: Nil.

Base Eaves Ht. 5'0"

Ht. Adj. 5% Per Ft.

AREA	1000	1250	1500	2000	2500	3000	3500
RATE							
P.S.F.	3.35	3.15	3.00	2.70	2.50	2.30	2.20

AREA	3500	4000	5000	6000	7000	8000	10000
RATE							
P.S.F.	2.20	2.10	2.00	1.90	1.85	1.80	1.75



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

MINK SHEDS

MINK SHEDS

Class 5

FOUNDATIONS: 6" x 6" (140 mm x 140 mm) pressure treated wood posts,
8' (2400 mm) centres set on concrete footing.

FLOOR: Tamped or graded earth.

EXTERIOR WALLS: 6" x 6" (140 mm x 140 mm) posts @ 8' (2400 mm) centres,
2" x 4" (38 mm x 89 mm) nailing girts @ 24" (600 mm)
centres, 30 gauge galvanized metal siding above,
wire mesh screen below 2' high.

DOORS & WINDOWS: No windows, matching sliding doors.

ROOF: 2" x 4" (38 mm x 89 mm) rafters @ 24" (600 mm) centres,
30 gauge galvanized metal roofing, some fiberglass
skylights and roof ventilators.

ELECTRICAL: Minimum incandescent lighting.

Base Eaves Ht. 5'0"

Ht. Adj. 5% Per Ft.

AREA	1000	1250	1500	2000	2500	3000	3500
RATE							
P.S.F.	3.65	3.50	3.30	3.10	2.90	2.70	2.60

AREA	3500	4000	5000	6000	7000	8000	10000
RATE							
P.S.F.	2.60	2.50	2.40	2.30	2.25	2.20	2.15



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ASSORTED STRUCTURES

SUBJECT

Prefabricated Metal
Buildings

PREFABRICATED METAL BUILDINGS

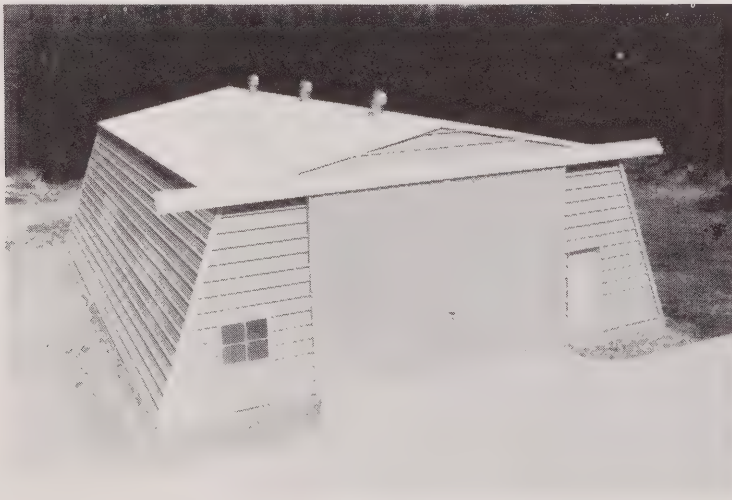
General Comments

Prefabricated metal buildings have a variety of uses on farms. The predominant use is for the storage of machinery and equipment, but other uses include the storage of grain, fruit, vegetables and tobacco, as well as the housing of animals.

At present, there are several manufacturers in the market and there is quite a range in both their specifications and prices. Though there are different types of framing systems, the rigid frame is the one that has the greatest share of the market. Others such as the column/beam or column/truss combination also exist, but these appear to be quite competitive in price to the rigid frame system.

Spacing of rigid frames could vary anywhere from a minimum of 6 feet to a maximum of 24 feet. The spacing of these frames has no relevance to quality class. The cost factors are for a roof snow load of 30 to 35 pounds per square foot.

It should be borne in mind that, all things being equal, for a given area, the quonset type of building is the cheapest, followed by the slantwall and then the straight wall.





ASSORTED STRUCTURES

SUBJECT

Prefabricated Metal Buildings

PREFABRICATED METAL BUILDINGS
SLANT & STRAIGHT WALL
Class 4

FOUNDATIONS: Concrete piers supporting steel rigid frames or columns.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

BUILDING: Steel rigid frames.
Walls - Steel girts @ 36" - 48" (900 mm - 1200 mm) centres, 26 gauge (0.46 mm) galvanized vertical metal siding, metal sliding doors and pedestrian doors.
Roof - Steel purlins @ 24" - 36" (600 mm - 900 mm) centres, 26 gauge (0.46 mm) galvanized metal roofing. Minimum number of skylights and vented openings.

INTERIOR FINISHES: Nil.

ELECTRICAL: Nil.

PLUMBING: Nil.

VENTILATION: Nil.

Base Eave Ht. 14'0"

SLANT WALL

Ht. Adj. \pm 2% Per Ft.

Length/ Span	30'	40'	50'	60'	80'	100'	200'	300'	400'
40' & Under	8.50	8.10	7.80	7.60	7.20	6.85	6.05	5.60	5.45
45'	8.55	8.20	7.90	7.65	7.20	6.85	5.95	5.65	5.50
50' & Over	9.00	8.55	8.15	7.80	7.30	6.80	5.90	5.75	5.65

Base Eave Ht. 14'0"

STRAIGHT WALL

Ht. Adj. \pm 2% Per Ft.

Length/ Span	30'	40'	50'	60'	80'	100'	200'	300'	400'
30' & Under	10.05	9.45	8.95	8.55	7.95	7.70	6.70	6.40	6.20
40'	9.70	9.05	8.55	8.10	7.80	7.60	6.50	6.30	6.20
50'	9.85	9.15	8.65	8.30	8.00	7.75	6.60	6.45	6.35
60'	9.90	9.20	8.70	8.35	8.05	7.80	6.65	6.55	6.45



ASSORTED STRUCTURES

Prefabricated Metal Buildings

PREFABRICATED METAL BUILDINGS
SLANT & STRAIGHT WALL
Class 5

FOUNDATIONS: Concrete piers supporting steel rigid frames or columns.

FLOOR: 5" (125 mm) concrete on compacted granular fill.

BUILDING: Steel rigid frames.
Walls - Steel girts @ 36" - 48" (900 mm - 1200 mm) centres, 26 gauge (0.46 mm) coloured vertical metal siding, metal sliding doors and pedestrian doors.
Roof - Steel purlins @ 24" - 36" (600 mm - 900 mm) centres, 26 gauge (0.46 mm) galvanized metal roofing.
Adequate number of skylights and vented openings.

INTERIOR FINISHES: Nil.

ELECTRICAL: 100 Amp. service, Romex wiring, adequate number of incandescent fixtures.

PLUMBING: Nil.

VENTILATION: Nil.

Base Eave Ht. 14'0"

SLANT WALL

Ht. Adj. \pm 2% Per Ft.

Length/ Span	30'	40'	50'	60'	80'	100'	200'	300'	400'
40' & Under	9.65	9.00	8.60	8.35	7.90	7.60	6.45	6.10	5.95
45'	9.75	9.25	8.80	8.45	7.90	7.60	6.45	6.20	6.05
50' & Over	10.10	9.50	9.00	8.65	8.05	7.50	6.40	6.25	6.15

Base Eave Ht. 14'0"

STRAIGHT WALL

Ht. Adj. \pm 2% Per Ft.

Length/ Span	30'	40'	50'	60'	80'	100'	200'	300'	400'
30' & Under	11.50	10.75	10.10	9.65	8.90	8.55	7.35	7.05	6.85
40'	10.85	10.20	9.60	9.10	8.70	8.35	7.15	6.90	6.75
50'	10.85	10.00	9.45	9.00	8.65	8.35	7.15	7.00	6.90
60' & Over	11.00	10.10	9.60	9.15	8.75	8.45	7.25	7.05	6.90



ASSORTED STRUCTURES

SUBJECT

Prefabricated Metal Buildings

PREFABRICATED METAL BUILDINGS
SLANT & STRAIGHT WALL
Class 6

FOUNDATIONS: Concrete piers supporting steel rigid frames or columns, with shallow wall footing between piers.

FLOOR: 6" (150 mm) concrete reinforced with wire mesh, 6 mil (150 um) polyethylene vapour barrier on compacted granular fill.

BUILDING: Steel rigid frames.
Walls - Steel girts @ 30" - 42" (750 mm - 1050 mm) centres, 26 gauge (0.46 mm) coloured vertical metal siding, metal sliding doors and pedestrian doors.
Roof - Steel purlins @ 24" (600 mm) centres, 26 gauge (0.46 mm) coloured metal roofing. Good quality skylights and vented openings.

INTERIOR FINISHES: Walls - R20 insulation, 30 gauge metal sheathing.
Ceiling - R28 insulation, 6 mil (150 um) polyethylene vapour barrier, 30 gauge metal sheathing.

ELECTRICAL: 200 Amp. service, Romex wiring, 0.5 watts PSF fluorescent lighting.

PLUMBING: Cold water supply, 4" (100 mm) diameter floor drains.

VENTILATION: Nil.



ASSORTED STRUCTURES

SUBJECT

Prefabricated Metal Buildings

PREFABRICATED METAL BUILDINGS
Class 6

Base Eave Ht. 14'0"

SLANT WALL

Ht. Adj. \pm 2% Per Ft.

Length/ Span	30'	40'	50'	60'	80'	100'	200'	300'	400'
40' & Under	13.85	13.00	12.20	11.60	10.85	10.40	9.05	8.75	8.60
45'	13.50	12.65	12.00	11.55	10.85	10.25	8.80	8.65	8.50
50' & Over	14.10	13.00	12.40	11.80	10.90	10.30	8.90	8.70	8.55

Base Eave Ht. 14'0"

STRAIGHT WALL

Ht. Adj. \pm 2% Per Ft.

Length/ Span	30'	40'	50'	60'	80'	100'	200'	300'	400'
30' & Under	15.70	14.70	13.85	13.35	12.45	12.00	11.00	10.35	9.95
40'	14.80	13.90	13.10	12.40	11.80	11.40	10.20	9.80	9.60
50'	14.80	13.70	12.80	12.35	11.80	11.25	10.05	9.75	9.55
60' & Over	14.80	13.70	12.80	12.35	11.65	11.15	9.95	9.65	9.45



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Prefabricated Metal Buildings

QUONSET STRUCTURES

This type of structure is used for storing equipment, grain, or housing livestock.

SPECIFICATIONS

- FOUNDATIONS: Continuous shallow wall footing (concrete).
- FLOOR: 4" concrete on well compacted fill.
- EXTERIOR WALL AND ROOF: Prefabricated arched steel barrel units. 22, 20 or 18 gauge according to span.
- DOORS AND WINDOWS: 1 Pair large sliding doors, 1 pedestrian door
- VENTILATION: 1 - 6 roof top vents depending on size of structure.

COST PER SQ. FT.

LENGTH WIDTH	40'	60'	80'	100'	150'	200'	250'	300'
25'	7.45	6.55	6.10	5.80	5.45	5.25	5.15	5.10
30'	7.30	6.40	6.00	5.70	5.35	5.15	5.05	5.00
38'	7.15	6.25	5.80	5.55	5.20	5.00	4.90	4.85
*40'	7.60	6.65	6.20	5.90	5.50	5.35	5.20	5.15
51'	6.70	5.90	5.50	5.25	4.95	4.80	4.70	4.65
60	7.15	6.30	5.90	5.65	5.30	5.15	5.05	4.95
68'	7.90	7.00	6.55	6.25	6.10	5.90	5.70	5.60

ADJUSTMENTS ADD: \$1.00 per square foot of floor area for batt type insulation.

\$1.70 per square foot of floor area for 2" spray insulation including fireproofing.

\$2.20 per square foot of floor area for 3" spray insulation including fireproofing.

*The height to width ratio on this structure is 45% while on the other units it is approximately 35%.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ASSORTED STRUCTURES

SUBJECT

Miscellaneous Structures

MISCELLANEOUS STRUCTURES

General Comments

This subsection is intended to cover those structures for which the specifications, area, or use of other sections of the Manual are not suitable.

Such structures exist all over the Province. Examples include sugar shacks, root houses, small detached sheds used for various purposes, old type pig stys, and chicken coops.



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Miscellaneous Structures

MISCELLANEOUS SHEDS/STRUCTURES

Class 4

FOUNDATIONS: 4" X 4" (89 mm X 89 mm) pressure treated wood mud sills.

FLOOR: Earth.

EXTERIOR WALLS: 2" X 4" (38 mm X 89 mm) studs @ 24" (600 mm) centres, with 7/16" (11 mm) chipboard.

DOORS & WINDOWS: Fixed wood sash windows, 1 pedestrian door, 1 matching side hung door.

ROOF: Pole rafters @ 24" (600 mm) centres, 1" (17 mm) wood sub sheathing and utility grade composition shingles.

INTERIOR FINISHES: Nil.

ELECTRICAL: Nil.

PLUMBING: Nil.

VENTILATION: Nil.

Base Eave Ht. 8'0"

Ht. Adj. \pm 5% Per Ft.

AREA	100	200	300	400	600	800	1000
RATE P.S.F.	8.75	6.05	5.00	4.20	3.55	3.15	2.90



SECTION

ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Miscellaneous Structures

MISCELLANEOUS SHEDS/STRUCTURES

Class 5

FOUNDATIONS: 6" X 6" (140 mm X 140 mm) pressure treated wood posts @ 8' (2400 mm) centres set on concrete footing with granular fill.

FLOOR: Earth.

EXTERIOR WALLS: 6" X 6" (140 mm X 140 mm) pressure treated posts @ 8' (2400 mm) centres with 2" X 4" (38 mm X 89 mm) nailing girts @ 24" (600 mm) centres and 30 gauge galvanized vertical metal siding or roll siding on wood sub sheathing.

DOORS & WINDOWS: Fixed wood sash windows, 1 pedestrian door, 1 matching sliding door.

ROOF: 2" X 4" (38 mm X 89 mm) rafters @ 24" (600 mm) centres, 1" (17 mm) nailing girts @ 24" (600 mm) centres, 30 gauge galvanized metal roofing.

INTERIOR FINISHES: Nil.

ELECTRICAL: Nil.

PLUMBING: Nil.

VENTILATION: Nil.

Base Eave Ht. 8'0"

Ht. Adj. \pm 5% Per Ft.

AREA	100	200	300	400	600	800	1000
RATE P.S.F.	11.20	8.00	6.80	5.80	4.90	4.40	4.05



ASSORTED STRUCTURES
BASE YEAR 1980

Miscellaneous Structures

MISCELLANEOUS SHEDS/STRUCTURES

Class 6

FOUNDATIONS: Poured concrete shallow wall footing.

FLOOR: 4" (100 mm) concrete on compacted granular fill.

EXTERIOR WALLS: 2" X 4" (38 mm X 89 mm) studs @ 24" (600 mm) centres,
30 gauge galvanized vertical metal siding.

DOORS & WINDOWS: Vented wood sash windows, 2 pedestrian doors, 1 metal
overhead door.

ROOF: Wood trusses @ 48" (1200 mm) centres, 2" X 4" (38 mm X
89 mm) nailing girts @ 24" (600 mm) centres, 30 gauge
galvanized metal roofing.

INTERIOR FINISHES: Nil.

ELECTRICAL: Adequate wiring with fluorescent fixtures.

PLUMBING: Nil.

VENTILATION: Nil.

Base Eave Ht. 8'0"

Ht. Adj. \pm 4% Per Ft.

AREA	100	200	300	400	600	800	1000
RATE P.S.F.	17.30	11.75	9.75	8.50	7.35	6.65	6.20



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

ASSORTED STRUCTURES

SUBJECT

Liquid Manure Storage
Tanks

RECTANGULAR LIQUID MANURE TANKS WITH SLATTED FLOORS

Rectangular tanks with slatted floors are sited under barns to take in animal wastes. They may be sited under part of the building only, or placed under the whole structure in which case it serves as a foundation for the building.

Tanks 4' deep X 8' wide with 4" thick
concrete walls and 4" reinforced
concrete slatted cover slabs.....\$44. per linear ft.

Tanks 2' deep X 8' wide with 4" thick
concrete walls and 4" reinforced
concrete slatted cover slabs.....\$34. per linear ft.

RATES PER SQ. FT.

AREA	500	1000	1500	2000	3000	4000	6000	8000	10000	12000	16000
HEIGHT OF WALLS											
6'	9.20	8.10	7.65	7.35	7.00	6.80	6.55	6.45	6.35	6.25	6.15
8'	10.45	9.00	8.35	7.95	7.50	7.25	6.95	6.75	6.60	6.50	6.35
10'	11.70	9.85	9.05	8.60	8.00	7.70	7.30	7.05	6.90	6.75	6.60
12'	12.90	10.75	9.75	9.20	8.50	8.10	7.65	7.35	7.15	7.00	6.80

- Note:
1. Floor of tank has been costed with the barn.
 2. Rates assume that the tank is freestanding and built clear of the foundation of the barn. When the barn is built directly on manure tank walls see 0302-07 for adjustments.
 3. To estimate capacity in imperial gallons multiply the volume in cubic feet by 6.24.
 4. To estimate capacity in U.S. gallons multiply the volume in cubic feet by 7.50.
 5. Rectangular liquid manure tanks that are located outside the confines of the barn make the following deductions from the above tables.

Open Top \$4.50 P.S.F.
Enclosed Top \$0.80 P.S.F.

DATE

April 1, 1982

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ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Liquid Manure Storage Tanks

CIRCULAR LIQUID MANURE REINFORCED CONCRETE TANKS

SIZE DIA. X HT.	IMPERIAL GALLONS	COST OF TANK	
		WITHOUT TOP	WITH TOP
30' X 8'	35,500	\$ 4,100	\$ 7,300
X 12'	53,000	6,300	9,500
X 16'	70,500	9,100	12,300
35' X 8'	48,000	5,000	9,300
X 12'	72,000	7,500	11,800
X 16'	96,000	10,800	15,100
40' X 8'	63,000	5,900	11,500
X 12'	94,000	8,800	14,400
X 16'	125,500	12,500	18,200
45' X 8'	79,500	6,700	13,900
X 12'	119,500	10,000	17,100
X 16'	159,000	14,200	21,400
50' X 8'	98,000	7,700	16,500
X 12'	147,500	11,300	20,100
X 16'	196,500	16,000	24,900
55' X 8'	119,000	8,700	19,400
X 12'	178,000	12,700	23,400
X 16'	237,500	17,900	28,600
60' X 8'	141,500	9,700	22,400
X 12'	212,000	14,000	26,700
X 16'	282,500	19,700	32,400
65' X 8'	166,000	10,900	25,800
X 12'	249,000	15,500	30,400
X 16'	332,000	21,600	36,500



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Liquid Manure Storage Tanks

CIRCULAR LIQUID MANURE REINFORCED CONCRETE TANKS

SIZE DIA. X HT.	IMPERIAL GALLONS	COST OF TANK	
		WITHOUT TOP	WITH TOP
70' X 8'	192,500	\$11,900	\$29,200
X 12'	288,500	17,000	34,300
X 16'	385,000	23,500	40,900
75' X 8'	221,000	13,000	32,900
X 12'	331,400	18,500	38,300
X 16'	442,000	25,500	45,400
80' X 8'	251,500	14,200	36,800
X 12'	377,000	20,000	42,600
X 16'	502,500	27,500	50,100
85' X 8'	284,000	15,400	41,000
X 12'	452,500	21,000	46,500
X 16'	567,500	29,600	55,100
90' X 8'	318,000	16,700	45,300
X 12'	477,000	23,200	51,800
X 16'	636,000	31,700	60,300
95' X 8'	354,500	18,000	49,900
X 12'	531,500	24,800	56,700
X 16'	709,000	33,800	65,700
100' X 8'	392,500	19,300	54,700
X 12'	589,000	26,500	61,900
X 16'	785,500	35,900	71,300
105' X 8'	433,000	20,700	59,700
X 12'	649,500	28,300	67,300
X 16'	866,000	38,200	77,200



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Liquid Manure Storage Tanks

CIRCULAR LIQUID MANURE REINFORCED CONCRETE TANKS

SIZE DIA. X HT.	IMPERIAL GALLONS	COST OF TANK	
		WITHOUT TOP	WITH TOP
110' X 8'	475,000	\$22,100	\$64,900
X 12'	712,500	30,000	72,800
X 16'	950,500	40,400	83,200
115' X 8	519,500	23,600	70,300
X 12'	779,000	31,900	78,600
X 16'	1,038,500	42,700	89,400
120' X 8'	565,500	25,100	76,000
X 12'	848,000	33,700	84,600
X 16'	1,131,000	45,000	95,900

1. Rates apply for tanks above or below ground.
2. Excavation included in rates.



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Liquid Manure Storage Tanks

LIQUID MANURE STEEL TANKS (GLASS LINED)

TABLE A - SLURRYSTORE STEEL TANKS

SIZE DIA. X HT.	IMPERIAL GALLONS	COST
25' X 14'	43,000	\$24,600
25' X 19'	58,000	28,000
25' X 23'	70,500	31,500
42' X 14'	121,000	40,500
42' X 19'	164,000	46,900
42' X 23'	198,500	54,200
62' X 14'	263,500	59,100
62' X 19'	357,500	70,800
62' X 23'	432,500	82,100
81' X 14'	449,500	89,300
81' X 19'	610,000	105,600
81' X 23'	738,000	119,800
101' X 14'	698,500	127,900
101' X 19'	948,500	147,500
101' X 23'	1,148,000	165,800

- 1) Rates apply to glass lined steel tanks only.
- 2) Cost of foundations and concrete floor are included in these rates. Pumps and other equipment are excluded.



ASSORTED STRUCTURES
BASE YEAR 1980

SUBJECT

Liquid Manure Storage Tanks

LIQUID MANURE STEEL TANKS (GLASS LINED)

TABLE B - STEEL TANKS FROM OTHER SUPPLIERS

SIZE DIA. X HT.	IMPERIAL GALLONS	COST
41' X 11'	90,500	\$ 33,300
41' X 16'	131,500	37,800
41' X 21'	172,500	44,300
41' X 26'	214,000	51,500
53' X 11'	151,000	43,100
53' X 16'	220,000	50,500
53' X 21'	288,500	57,200
53' X 26'	357,500	65,000
64' X 11'	220,500	52,100
64' X 16'	320,500	62,500
64' X 21'	421,000	75,500
64' X 26'	521,000	88,500
76' X 11'	311,000	69,500
76' X 16'	452,000	77,000
76' X 21'	593,500	91,500
76' X 26'	734,500	111,500
82' X 16'	526,500	90,700
82' X 21'	691,000	107,200
82' X 26'	855,500	126,300
105' X 16'	863,000	120,800
105' X 21'	1,132,500	153,900
105' X 26'	1,402,500	185,500

- 1) Rates apply to glass lined steel tanks only.
- 2) Cost of foundations and concrete floor are included in these rates. Pumps and other equipment are excluded.



ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

EQUIPMENT

SUBJECT

Overview

EQUIPMENT

Although farm equipment is a non-assessable item this section has been compiled for two reasons:

- 1) For use by the rural appraiser
- 2) To aid the assessor in determining chattel value deductions for sales analysis purposes.

DATE

April 1, 1982

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ONTARIO VALUATION
MANUAL
BASE YEAR 1980

SECTION

EQUIPMENT

SUBJECT

Cattle Barns

CATTLE BARN EQUIPMENT

All Costs are for Installed Equipment

TIE STALL DAIRY BARN

Single arch stall.....	\$ 65.
Double arch stall.....	\$110.
Single stall stanchion.....	\$ 94.
Cattle pens 2 ft. height (on conc. wall).....	\$18.40 per lin. ft.
" " 4 ft. height.....	\$23.50 per lin. ft.
Calf " 3 ft. height.....	\$19.50 per lin. ft.

Stable Cleaner Gutter Type

Drive & concrete pack (corner rollers etc.).....	\$1,600 - 2,000
Chain.....	\$11 - 12 per lin. ft.
Elevator.....	\$35.00 per lin. ft.
Water bowls non heated.....	\$20.00 - \$30.00
Water bowls heated.....	\$235.00

Bulk Milk Tanks

800 gals. (U.S.) 2 - 2 HP Compressor.....	\$ 7,800 - \$ 8,000
1,000 " " " - 2 HP "	\$ 9,000 - \$10,000
1,500 " " " - 4 HP "	\$12,000 - \$14,000
2,000 " " " - 5 HP "	\$15,000 - \$17,000
3,000 " " " - 5 HP "	\$20,000 - \$22,000

Milk pipelines, complete installation including 2" stainless steel pipe, 2" PVC vacuum line, milkers and vacuum pumps complete:

3 milkers 4 1/2 HP vacuum pump (40 cows).....	\$ 9,500
4 milkers 7 1/4 HP vacuum pump (45 - 50 cows).....	\$12,000
8 milkers 10 HP vacuum pump (90 cows).....	\$17,000

Milkers.....	\$225 - \$240
Flow control milkers.....	\$ 1,500



EQUIPMENT
BASE YEAR 1980

Cattle Barns

CATTLE BARN EQUIPMENT

All costs are for Installed Equipment

HERRINGBONE MILKING PARLOURS

Double 4 stalls, 4 milkers, 5 HP vacuum pump	\$16,000 - \$20,000
Double 6 stalls, 6 milkers, 7 1/2 HP vacuum pump	\$18,000 - \$22,000
Double 8 stalls, 8 milkers, 10 HP vacuum pump	\$20,000 - \$24,000
Feeding system - high moisture.....	\$ 3,600
Feeding system - dry feed.....	\$ 2,000
Overhead feeding system.....	\$ 4,000 - \$ 5,000
Automatic take off arms.....	\$ 1,500 - \$ 2,500
Flow control milkers.....	\$ 1,500
Weigh jars.....	\$ 250
Automatic meters.....	\$ 240

Semi Solid Manure Transfer System

Transfer pump light model.....	\$ 4,600
Transfer pump heavy model.....	\$ 5,600
Pipe.....	\$ 10. per lin. ft.

FREE STALL DAIRY BARN

Stalls.....	\$ 50.
Water bowls (heated).....	\$235.

Feed Conveyor System - 11" Single Chain Feed

Drive Unit.....	\$635.
Conveyor.....	\$ 28. per lin. ft.
Precast concrete manger.....	\$ 13-16 per lin. ft.
Auger feeder 60 feet installed.....	\$2,700
Auger feeder 100 feet installed.....	\$3,900
Chain feeder 60 feet installed.....	\$2,850
Chain feeder 100 feet installed.....	\$3,650
Overhead feeder 60 feet installed.....	\$3,050
Overhead feeder 100 feet installed.....	\$4,040



Cattle Barns

All costs are for Installed Equipment

Calf Stalls

Scales

Page 3



ONTARIO VALUATION
MANUAL
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SECTION

EQUIPMENT

SUBJECT

Swine Barns

SWINE BARN EQUIPMENT

All Costs are for Installed Equipment

Swine

Dry sow stalls (crate): complete unit..... \$100.
Gutter cleaner..... See section 0308-02
Water devices, automatic heated..... \$120 - \$140
Water devices, unheated..... \$20 - \$40
Boar pens..... \$16/lin. ft.

Farrowing Sow

Crates..... \$230.
Water devices..... \$30 - 40

Weaner

Weaner decks 4' X 8' including floors..... \$365.
Water devices..... \$30 - \$40
Partitions..... \$16/lin. ft.

Finishing Barns (Hogs)

Partitions..... \$16/lin. ft.
Water devices..... \$30 - \$40



ONTARIO VALUATION
MANUAL
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SECTION

EQUIPMENT

SUBJECT

Poultry Equipment

POULTRY EQUIPMENT

All Costs are for Installed Equipment

Cages

Pullet cages..... \$7.00/sq. ft.
Non-mechanized, two deck..... \$37/ft. of row
Mechanized feeding two deck..... \$2,500 + \$45/ft. of row

Mechanized feeding and egg collection:

- Two deck..... \$4,000 + \$55/ft. of row
- Three deck..... \$5,500 + \$80/ft. of row
- Four deck..... \$7,000 + \$100/ft. of row

Feeding and water equipment..... \$0.70 to \$1.80/sq. ft. of
pen area

Heating..... \$0.60/sq. ft. of pen area

Other Equipment

Motorized feed cart..... \$3,500
Motorized pit scraper..... \$4,000
Manure cross auger. \$5,000
10 ton feed tank and feed cross conveyor -
fill system..... \$3,000



ONTARIO VALUATION
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SECTION

EQUIPMENT

SUBJECT

Fans for Barns and
Poultry Houses

FANS FOR BARNs AND POULTRY HOUSES

Ventilation/Exhaust Fans

Thermostatically controlled with automatic shutters, hood and switch.

	<u>Single Speed</u>	<u>Two Speed</u>
12" diameter.....	\$240	\$295
14" ".....	\$245	\$300
16" ".....	\$255	\$315
18" ".....	\$270	\$325
20" ".....	\$290	\$345
24" ".....	\$450	-

BELT DRIVE

24" diameter 1/4 H.P. single speed.....	\$510
24" " 1/3 H.P. " ".....	\$540
24" " 1/2 H.P. " ".....	\$570
30" " 1/3 H.P. " ".....	\$575
30" " 1/2 H.P. " ".....	\$600
36" " 1/2 H.P. " ".....	\$665
36" " 3/4 H.P. " ".....	\$710
24" " two speed.....	\$625
30" " " ".....	\$645
36" " " ".....	\$805



ONTARIO VALUATION
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SECTION

EQUIPMENT

SUBJECT

Silo Equipment

SILO EQUIPMENT
All Costs are for Installed Equipment
BOTTOM UNLOADERS

MAKE	DIA.	15'	20'	21'	24'	25'	27'	30'	31'
GOLIATH			16,350			17,500			
HERCULES			12,400						
SWEEP ARM			3,600			3,750			
SPARTAN			11,100			12,150			
ATLAS						34,450			37,900
LAIDIG SR.			14,100	14,000	15,000		16,000	18,000	
LAIDIG JR.	3,950		5,600					8,000	
LAIDIG BIG JR.				6,300	7,100				
SUPREME				12,000	13,000			15,000	

TOP UNLOADERS AND ACCESSORIES

1. TOP UNLOADERS

<u>RING DRIVE</u>				<u>POSI TRACK</u>			
12'	\$4,040	20'	\$4,950	14'	\$4,750	20'	\$5,500
14'	4,200	24'	6,300	16'	5,000	24'	6,200
16'	4,350	30'	7,000	18'	5,300	30'	6,950
18'	4,600						

2. TOP UNLOADER BOTTOM DISCHARGE

<u>DIAMETER</u>	<u>UNLOADER</u>	<u>EXTRA FNDN FOR TUNNEL</u>
20'	\$11,950	\$2,075
24'	12,310	2,600

3. ACCESSORIES

Pipes	\$ 7.00 per foot
Clamps	\$ 30.00 ea (1 for every 15' - 20')
Safety Cage	\$ 10.00 per foot
Chute Hopper	\$ 90.00
Center Fill Hood	\$ 245.00
Distributor (Electric)	\$1,400.00
Moisture Tester	\$ 355.00
Distributor	\$ 365.00 per foot
Self Adjusting Discharge Chute	\$45.00 per foot (top unloading)



ONTARIO VALUATION
MANUAL
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SECTION

EQUIPMENT

SUBJECT

Grain Storage and
Handling Equipment

GRAIN STORAGE AND HANDLING EQUIPMENT

GRAIN DRYERS

TYPE	H.P.	CAPACITY BU/HP	COST
1. Automatic Batch	7.5	110	10,625
2. Continuous Flow	20.	165	16,900
3. Continuous	20.	258	28,500
4. Continuous	40.	411	28,600

Concrete pads for above \$1,000 to \$1,200.

For electrical installation and hookup add \$300 to \$1,000.

ELEVATOR LEGS

CAPACITY PER HR.	MECHANISM + 10' OF LEG	EACH ADDITIONAL FOOT	ADD FOR CONSTRUCTION COSTS
800	1,200	31.00	.55 X Cost
1,000 to 1,500	2,100	44.00	.55 X Cost
2,000 to 3,000	2,500	44.00	.55 X Cost
3,000 to 3,500	2,500	44.00	.55 X Cost
4,000 to 5,000	5,100	63.00	.55 X Cost
7,000 to 7,500	5,100	68.00	.55 X Cost

AUGERS WITH MOTORS

6" SINGLE PHASE	8" THREE PHASE	SWEEP AUGERS SINGLE PHASE
1 HP \$400	2 HP \$510	3/4 HP \$360
1.5 HP \$480	3 HP \$600	1 HP \$425
2 HP \$550		1.5 HP \$510
		2 HP \$630



EQUIPMENT
BASE YEAR 1980

SUBJECT

Grain Storage and
Handling Equipment

GRAIN STORAGE AND HANDLING EQUIPMENT

UTILITY AUGERS WITH 5 H.P. MOTORS

6" at 41'.....	\$1,180.
8" at 36'.....	\$1,360.

UTILITY AUGERS NO MOTORS BUT INCLUDES MOTOR MOUNTS

4" X 12'.....	\$116.
4" X 16'.....	\$120.
4" X 21'.....	\$128.
5" X 12'.....	\$132.
5" X 18'.....	\$155.
5" X 24'.....	\$195.
6" X 12'.....	\$215.
6" X 16'.....	\$235.
6" X 21'.....	\$280.

NOTE: 4" augers use 0.5 H.P. motors at.....	\$ 95.
5" augers use 0.75 H.P. motors at.....	\$125.
6" augers use 1.00 H.P. motors at.....	\$126.
or 1.5 H.P. motors at.....	\$186.
for every additional 20' add 66% of cost.	

UTILITY AUGERS WITH INTAKE CAGE AND BEARING

4" X 11'.....	\$125.
4" X 12'.....	\$155.
5' Extension for above.....	\$ 45.
6" X 12'.....	\$240.
6" X 17'.....	\$355.
6" X 22'.....	\$405.
6" X 27'.....	\$490.
6" X 34'.....	\$560.
8" X 12'.....	\$475.
8" X 17'.....	\$545.
8" X 22'.....	\$635.
8" X 27'.....	\$770.
8" X 34'.....	\$860.



SECTION

EQUIPMENT
BASE YEAR 1980

SUBJECT

Grain Storage and
Handling Equipment

GRAIN STORAGE AND HANDLING EQUIPMENT

SPOUTING PER LINEAR FOOT

<u>SIZE</u>		<u>GAUGE</u>		<u>PRICE</u>
6"	.....	12	.....	\$ 5.25
8"	.....	12	.....	7.00
8"	.....	10	.....	8.00
10"	.....	10	.....	10.35
12"	.....	10	.....	12.70

DUMP PIT

Dump pit with 10" auger - prefabricated with poured concrete all around
- with 14' X 14' X 6" poured concrete top around grate
- total cost is \$4,564

2,500 bushels per hour - 5 H.P. motor
(does not include construction)..... \$2,020

AERATION FLOORS (NOT INSTALLED)

WITH SIDE EXTENSIONS

<u>Bin Diameter</u>		<u>Price</u>
16'	.....	\$ 550.
22'	.....	\$ 545.
27'	.....	\$ 580.
34'	.....	\$ 670.
40'	.....	\$1,320.

FULL PERFORATED FLOOR

<u>Bin Diameter</u>	<u>Price</u>
15' with supports	\$ 725.
18' with supports	\$ 900.
21' less supports	\$ 750.
24' less supports	\$ 950.
33' less supports	\$2,090.
36' less supports	\$2,530.
48' less supports	\$4,415.

AERATION FANS (NOT INSTALLED)

<u>SIZE</u>		<u>H.P.</u>		<u>PRICE</u>
12"	.....	1/2	.....	\$275.
12"	.....	3/4	.....	\$300.
18"	.....	1.5	.....	\$445.
18"	.....	3	.....	\$770.



EQUIPMENT
BASE YEAR 1980

SUBJECT

Grain Storage and
Handling Equipment

GRAIN STORAGE AND HANDLING EQUIPMENT

BIN UNLOADER AUGER

NOT INSTALLED

Includes: Hopper, tube, central rod, auger, powerhead, motor mount, shield,
and double belt drive.

<u>Bin Diameter</u>	<u>6" Tube</u>		<u>8" Tube</u>	
	<u>H.P.</u>	<u>Price</u>	<u>H.P.</u>	<u>Price</u>
19	1.5	\$ 410.	3	\$ 545.
24	1.5	\$ 430.	3	\$ 580.
27	1.5	\$ 500.	5	\$ 600.
30	2	\$ 475.	5	\$ 635.
33	2	\$ 500.	5	\$ 680.
36	2	\$ 500.	5	\$ 680.

AUGER MOTORS NOT INSTALLED

<u>H.P.</u>	<u>PRICE</u>
1	\$ 120.
1.5	\$ 160.
2	\$ 300.
3	\$ 400.
5	\$ 520.
7.5	\$ 700.

BIN SWEEPS NOT INSTALLED

Includes motor mount, drive assembly, sweep assembly, backboard, and rubber
clearance wheel.

<u>Bin Diameter</u>	<u>H.P.</u>	<u>6"</u> <u>Price</u>	<u>H.P.</u>	<u>8"</u> <u>Price</u>
19'	3/4	\$ 215.	1.5	\$ 270.
24'	-	--	2	\$ 360.
27'	1	\$ 365.	2	\$ 375.
30'	1	\$ 380.	3	\$ 420.
36'	-	--	3	\$ 450.
39'	1.5	\$ 445.	-	



ONTARIO VALUATION
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SECTION

EQUIPMENT

SUBJECT

Greenhouse Equipment

GREENHOUSE EQUIPMENT

EQUIPMENT FOR GREENHOUSE

	GLASS COST/SQ.FT.	FIBERGLASS COST/SQ.FT.	DOUBLE PLASTIC COST/SQ.FT.
Hydro and Installation	50¢	50¢	50¢
Fans and Fan Jets	75¢	75¢	75¢
<u>Thermal Curtain</u>			
- light reduction	\$ 1.00 - 1.25	\$ 1.00 - 1.25	\$ 1.00 - 1.25
- black out	\$ 1.20 - 1.30	\$ 1.20 - 1.30	\$ 1.20 - 1.30
<u>Water System</u>			
- Spaghetti	41¢	41¢	41¢
- Overhead	23¢	23¢	23¢
- In bench	23¢	23¢	23¢
<u>Heating</u>			
- Hot Water	\$ 1.00 - 1.25	\$ 1.00 - 1.25	60¢ - 80¢
- Steam	\$.90 - 1.15	\$.90 - 1.15	50¢ - 70¢
<u>Benching</u>			
- Rolling for pot plants	\$ 1.75 - 2.00	\$ 1.75 - 2.00	\$ 1.75 - 2.00
- " " cut flowers	\$ 2.50 - 2.75	\$ 2.50 - 2.75	\$ 2.50 - 2.75
<u>Boiler</u>			
- 40 H.P. 10,000 Sq. Ft.	85¢	85¢	85¢
- 100 H.P. 40,000 Sq. Ft.	75¢	75¢	50¢
- generator, oil storage, cooler, grading equipment	60¢ - 85¢	60¢ - 85¢	60¢ - 85¢
Boiler Room and Packing Room (inside greenhouse) (generally 5% to 8% of greenhouse area)	\$8.00 - \$10.00 Sq. Ft.		



EQUIPMENT
BASE YEAR 1980

SUBJECT

Greenhouse Equipment

GREENHOUSE EQUIPMENT

BOILERS FOR GREENHOUSES

The following are rounded average costs of low pressure steam units with normal controls and equipped for combination natural gas and light oil fuels.

<u>HORSEPOWER</u>	<u>COSTS</u>
100	15,000
150	18,000
200	24,000
250	28,000
300	33,000
350	35,000
400	43,000

Costs include hookup to electricity,
water and fuel.



ONTARIO VALUATION
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SECTION

EQUIPMENT

SUBJECT

Water Pumps

WATER PUMPS

DEEP WELL SUBMERSIBLE PUMPS

<u>Motor Size</u>	<u>Pump</u>	<u>Tank</u>	<u>Estimated Total Installed Cost</u>
1/2 H.P.	\$470.	42 Gal. \$130.	\$1,000.00
1 H.P.	\$705.	120 Gal. \$300.	\$1,400.00
1/2 H.P. 3" pump for 4" well casing	\$750.		

SHALLOW WELL JET PUMPS

<u>Motor Size</u>	<u>Pump</u>	<u>Tank</u>	<u>Estimated Total Installed Cost</u>
1/3 H.P.	\$238.	30 Gal. \$108.	\$450.
1/2 H.P.	\$276.	42 Gal. \$130.	\$525.
3/4 H.P.	\$345.	82 Gal. \$226.	\$700.

MULTI-STAGE PUMPS

<u>Motor Size</u>	<u>Capacity Per Hr.</u>	<u>Price (Excluding Installed Costs)</u>
1/2 H.P.	720 Gal. at 30 lbs pressure	\$ 580.
3/4 H.P.	870 Gal. at 40 lbs pressure	\$ 680.
1 H.P.	865 Gal. at 50 lbs pressure	\$ 790.
1 1/2 H.P.	950 Gal. at 50 lbs pressure	\$ 885.
1 H.P.	2,100 Gal. at 25 lbs pressure	\$ 670.
2 H.P.	3,370 Gal. at 30 lbs pressure	\$ 885.
3 H.P.	3,390 Gal. at 40 lbs pressure	\$1,200.
5 H.P.	3,790 Gal. at 70 lbs pressure	\$1,355.



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ONTARIO VALUATION
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SECTION

EQUIPMENT

SUBJECT

Tobacco Equipment

TOBACCO EQUIPMENT

For Standard Type Kilns:

Forced Air Curing System

\$1,500

For Bulk Kilns:

Heating Equipment

\$2,800

Set of Racks For 400 Sq. Ft. Unit

\$3,600

DATE

April 1, 1982

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ONTARIO VALUATION
MANUAL
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SECTION
LIFE TABLES

SUBJECT
OVERVIEW

AVERAGE LIFE TABLES - NORMAL PERCENT GOOD TABLES

The Percent Good Tables in this manual are simply illustrations of how such tables should appear and do not reflect rates of depreciation in any specific area in Ontario. The Ministry does not recommend that they be used as actual tables until they have been substantiated from market data.

GENERAL REMARKS:

- 1) Average Life assumes normal maintenance of a structure but no functional obsolescence due to poor design.
- 2) Percent Good is the complement of depreciation --- e.g. depreciation of 60% equals a percent good of 40%.
- 3) Normal Percent Good Tables are designed to measure normal Functional obsolescence and normal physical depreciation.



ONTARIO VALUATION
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SECTION

LIFE TABLES

SUBJECT

AVERAGE LIFE TABLES

TYPE OF STRUCTURE	—	C L A S S I F I C A T I O N				
		2	3	4	5	6
BARNs						
Type I		-	-	40	50	60
Type II		-	-	40	50	60
Type III		20	25	25	30	35
Type IV		-	-	30	35	40
MILKING CENTRES		-	-	30	35	40
MILKING PARLOURS	30	-	-	-	-	-
POULTRY						
Caged pullets		-	-	-	30	35
Broilers		-	-	-	30	35
Caged layers		-	-	-	-	35
SILOS						
Concrete Stave	30	-	-	-	-	-
Wood Stave	20	-	-	-	-	-
Poured Concrete	40	-	-	-	-	-
Steel	25	-	-	-	-	-
Oxygen Limited Concrete	40	-	-	-	-	-
Glass lined steel	35	-	-	-	-	-
HORIZONTAL						
Precast or poured concrete	30	-	-	-	-	-
Wood	20	-	-	-	-	-

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January 1, 1987

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LIFE TABLES
BASE YEAR 1980

AVERAGE LIFE TABLES

TYPE OF STRUCTURE	—	C L A S S I F I C A T I O N				
		2	3	4	5	6
STEEL GRAIN BINS	25	-	-	-	-	-
BULK FEED TANKS	25	-	-	-	-	-
CORN CRIBS						
Steel	20					
Wood - Single	20	-	-	-	-	-
- Drive through	25	-	-	-	-	-
PACK BARNS		-	-	-	35	40
INTERIOR STRIPPER ROOMS		-	-	-	35	40
KILNS						
Standard	35	-	-	-	-	-
Bulk	30	-	-	-	-	-
GREENHOUSES						
Type 1	35	-	-	-	-	-
Type 2	40	-	-	-	-	-
Type 3	30	-	-	-	-	-
Type 4	20	-	-	-	-	-
ASSORTED STRUCTURES						
Fruit & Vegetable Storage		-	-	-	25	30
Mink Sheds		-	-	25	35	-
Prefabricated Metal Bldgs.		-	-	30	35	40
Quonsets						
Wood	25	-	-	-	-	-
Metal	30	-	-	-	-	-
Miscellaneous structures		-	-	25	30	35
Manure Tanks						
Concrete(Rectangular)	35	-	-	-	-	-
Concrete(Circular)	35	-	-	-	-	-
Glass lined steel	35	-	-	-	-	-

**ONTARIO VALUATION
MANUAL**
BASE YEAR 1980

SECTION

LIFE TABLES

SUBJECT

DEPRECIATION TABLES

NORMAL PERCENT GOOD TABLES

CHRONO- LOGICAL AGE	YEAR LIFE TABLES						
	20	25	30	35	40	50	60
0	100	100	100	100	100	100	100
1	96	97	98	99	99	99	99
2	92	95	96	97	98	99	99
3	89	92	93	95	97	98	98
4	85	89	91	93	96	98	98
5	82	87	89	92	95	97	98
6	78	83	87	90	93	96	97
7	75	81	85	88	91	95	97
8	73	79	83	87	89	93	96
9	71	77	81	85	87	92	96
10	69	75	79	83	85	90	95
11	67	73	77	81	84	89	94
12	65	71	76	80	83	88	93
13	64	70	74	79	82	87	92
14	62	68	72	77	81	86	91
15	60	65	70	75	80	85	90
16	57	63	69	74	79	84	89
17	55	61	68	72	77	83	88
18	53	60	66	71	76	82	87
19	52	59	65	70	75	81	86
20	51	58	64	69	74	80	85
21	50	57	63	68	73	79	84
22	49	56	62	67	72	78	83
23	48	55	61	66	71	77	82
24	47	53	59	64	69	76	81
25	46	52	58	63	67	75	80
26	45	51	57	62	66	73	79
27	44	49	55	61	65	72	78
28	43	48	54	59	64	71	77
29	42	47	53	58	63	70	76
30	41	46	51	56	62	69	75
31	40	45	50	55	60	67	74
32	39	44	49	54	59	66	73
33	38	43	48	53	58	65	72
34	37	42	47	52	57	64	71
35	36	41	46	51	56	63	70
36	35	40	45	50	54	61	68
37	34	39	44	49	53	59	66
38	32	38	43	47	52	58	64
39	31	37	41	46	51	56	62
40	29	35	40	45	49	54	60

DATE

January 1, 1987

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SUBJECT

LIFE TABLES
BASE YEAR 1980

DEPRECIATION TABLES

NORMAL PERCENT GOOD TABLES

CHRONO- LOGICAL AGE	YEAR LIFE TABLES						
	20	25	30	35	40	50	60
41	28	34	39	44	48	53	59
42	27	33	38	43	47	52	58
43	26	31	36	42	46	51	57
44	25	30	35	40	45	50	56
45	24	29	34	39	44	49	55
46	24	28	33	38	43	48	54
47	23	28	32	37	42	47	53
48	22	27	31	36	41	46	52
49	21	26	30	35	40	45	51
50	20	25	29	35	39	44	50
51		24	29	34	39	44	50
52		24	28	33	38	43	49
53		23	28	33	38	43	49
54		23	27	32	37	42	48
55		22	27	32	37	42	48
56		22	26	31	36	41	47
57		21	26	31	35	41	47
58		21	25	30	35	40	46
59		20	24	29	34	40	46
60		20	24	29	34	39	45
61			23	28	33	39	45
62			23	28	33	38	44
63			22	27	32	38	44
64			22	27	32	37	43
65			21	26	31	37	43
66			21	26	31	36	42
67			20	25	30	36	42
68			20	25	30	35	41
69			20	24	29	34	41
70			20	24	29	34	40
71				23	28	33	40
72				23	28	33	39
73				22	27	32	39
74				22	27	32	38
75				21	26	31	38
80				20	24	29	35
85					22	26	33
90					20	24	30
95						22	28
100						20	25
105							23
110							20





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Ontario

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ONTARIO VALUATION
MANUAL
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ONTARIO VALUATION
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SUBJECT

Glossary of Terms

AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS

Asphalt Felt Windstop	- Asphalt treated felt material fixed to the outer face of studs of exterior walls, acting as a barrier against the wind.
Beam	- A horizontal structural member, usually wood, steel or concrete used to support vertical loads.
Bulk Storage	- Vegetables such as potatoes or turnips being stored are contained by the structure and as such exert pressure on the wall.
Bumper	- The lumber fixed to the inside surface of exterior walls of pallet storage sheds to protect them from damage during loading and unloading.
Cladding	- Also Siding - The material other than masonry or stucco used as exterior wall covering.
Conduit Wiring	- Electric wiring installed in hollow tubes.
Diaphragm	- The material, usually plywood or metal sheets used as ceilings.
Duplex Receptacles	- An outlet into which maybe plugged portable equipment.
Eave	- The lower part of a roof which projects beyond the face of the walls.
Electrical Service	- The electrical installation in a building comprising: Outside supply wires, metal service cabinet, main breaker and circuit panel board.
Extruded	- A process in manufacturing where a material is forced out of moulds.
Fascia	- A finish member of wood around the face of eaves and roof projections.



AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS

Footing	- The widened section, below frost level at the base of a foundation wall, pier or column, usually concrete.
Foundation	- The lower portion of a building, which transfers the weight of and loads on a building to the ground, usually concrete, masonry or wood posts.
Gable	- The upper triangular shaped portion of the end wall of a building.
Gambrel	- A type of roof with two pitches usually found in traditional barns.
Gauge	- A standard for measuring - e.g. diameter of nails, or wire and thickness of metal sheets etc.
Girt	- Wood member fixed horizontally in external walls, to which vertical metal siding is fixed.
Gothic	- Type of roof with high pointed arches sometimes found in traditional barns.
Haylage	- Mixture of hay and grasses ground up as animal feed and stored in silos.
Hip	- The sloping ridge of a roof formed by two intersecting roof slopes.
Insulation	- Material used to resist heat transmission through walls, floor and roof.
Interior Finish	- The covering used on interior walls, floors and ceilings.
Joist	- One of a series of horizontal wood members usually two inches nominal thickness used to support a floor, ceiling or roof.
Laminated Beam	- A beam consisting of two or more pieces of lumber of similar cross-section glued together on the vertical faces to give increased structural strength.



AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS

Loft	- The wooden floor above the stable area of barns used for storing hay.
Louver	- A slatted opening for ventilation in which the slats are so placed to exclude rain, sunlight or vision.
Monolithic	- A term referring to concrete poured 'in situ' as opposed to precast.
Oxygen Limiting Silos	- Also oxygen controlled silos - Refers to the controlled environment in silos so as to prevent spoilage of grain due to effect of excessive moisture.
Pallet Storage	- Means the fruit or vegetable being stored are first packed in pallets or boxes and these placed within the structure.
Pier	- A column of masonry or concrete usually rectangular in horizontal cross-section used to support other structural members.
Pitch	- Also slope - inclination to the horizontal plane.
Plumbing	<ul style="list-style-type: none">- Cold water supply includes pipes, valves and fittings as the main service to the building.- 4" diameter floor drains include pipes for the removal of water borne wastes.
Pole or Post Frame	- Round poles or sawn posts usually at 8' - 12' centres.
Purlin	- The wood members, usually 2" X 4" nailed to trusses to which the metal roofing is fixed and designed to transmit roof load to the truss, but not ceiling finish.
Precast Concrete	- Concrete work manufactured in a factory and transported to the building site.
Quonset Structure	- A prefabricated building made of arched corrugated galvanized steel barrel units.



AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS

Rafter	- One of a series of structural members of a roof usually of 2" nominal thickness designed to support roof loads, but not ceiling finish.
R20, R28, Insulation	- The R - factor is a measure of the resistance to heat transmission through walls, floors and roof. The higher the R-factor the greater the insulating value.
Romex Wiring	- Trade name for rubber insulated copper electric wire which is presently in general use.
Shallow Wall Footing	- A footing usually between 1' - 2' thick constructed at grade or just below grade level which transfers the loads of the walls and roof to the soil.
Sheathing	- A term synonymous with covering usually refers to paper, felt or plywood used on exterior walls.
Shed Roof	- A sloping roof having its surface in one plane.
Siding	- Also Cladding - The material other than masonry or stucco used as an exterior wall covering.
Slatted Floor	- A floor with slits or openings so as to permit animal wastes to pass through. Could be concrete, wood, metal or plastic.
Soffit	- The underside of elements of a building, such as staircases, roof overhangs, beams, etc.



AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS

- | | |
|---------------------------|--|
| Stable | - The part of the traditional barn where the animals are housed. Usually the lower floor. |
| Stave Silo | - A silo made up of a series of precast concrete rings with galvanized hoops and lugs on the outside. |
| Stick | - The wooden frame in tobacco kilns on which tobacco leaf is hung for drying and curing. |
| Strip Room | - A room within a barn where the tobacco is graded and weighed. |
| Stud | - One of a series of wood structural members (usually 2 inch nominal thickness) used as supporting elements in walls and partitions. |
| Tilt Up Concrete - Panels | - Concrete cast on the ground and then lifted into position. |
| Top Plate | - In building, the horizontal member nailed to the top of the partition or wall stud. |
| Vapour Barrier | - Material used to retard the passage of water vapour or moisture. |
| Ventilation | - The process of supplying air, or removing stale air, noxious gases and fumes. Could be either natural such as roof and louvered vents or mechanical such as manually controlled, partially automated or fully automated. |
| Wall Plate | - In wood frame construction, the horizontal members attached to the ends of the studs. Also called top or bottom plates, depending on their location. |



AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS - EQUIPMENT SECTION

Aeration Floor	- The aeration equipment provided in floors of grain bins to help control moisture in the grain and guard against spoilage.
Aeration Fan	- Fan to circulate air for drying grain in a grain bin.
Auger	- A device in the shape of a giant screw encased in a tube and used for unloading grain.
Automatic Meter	- Device for weighing milk.
Bin Sweep	- An arm which automatically moves grain in a grain bin to the bin well in the centre, when gravity flow stops.
Bin Unloader Auger	- Equipment fixed at the bottom of grain bins for unloading the grain.
Bulk Milk Tank	- Stainless steel milk tanks 800 - 3000 gallon capacity fitted in milkhouses from where the milk is collected by Milk Marketing Board tankers.
Cattle Pen	- A holding area for cattle in a barn, enclosed by steel tubing to separate them from other cattle.
Deep Well Submersible pump	- A pump which operates submerged in the water of a deep well.
Double Arch Stall	- Stall for tying two cows.
Dump Pit	- A holding pit for grain from where it is augered out into grain bins or other storage.



AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS - EQUIPMENT SECTION

Farrowing Sow Crate	- Enclosure of steel tubing to restrain sows and enable them to lie down slowly without crushing piglets.
Feed Conveyor System	- Transport of feed along a conveyor belt for feeding livestock.
Free Stall Dairy Barn	- A stall to which the cow is confined without being tied.
Grain Dryer	- Used for drying grain; generally by propane gas.
Herringbone Milking Parlour	- A milking parlour in which the milking stalls are laid out in a herringbone pattern.
Milker	- Equipment used for milking.
Milk Pipeline	- Pipeline leading from milker to bulk milk tank.
Motorized Feed Cart	- A cart from which cattle feed is supplied to mangers within a barn.
Motorized Pit Scraper	- A piece of equipment used for cleaning out manure in poultry houses.
Multi-Stage Pump	- A pump in which the head or water pressure is gradually built up in stages within the pump.
Overhead Feeding System	- Overhead conveyor feeding system for feeding cattle.
Pullet Cage	- Steel cages for egg laying pullets usually 12" wide and 18" deep accommodating 3 birds.
Semi-Solid Manure Transfer System	- Equipment that transfers the manure from inside the barn to an outside heap.
Shallow Well Jet Pump	- Pump used to pump water from shallow wells.
Single Arch Stall	- Type of stall in which one cow is tied.



APPENDIX
BASE YEAR 1980

SUBJECT
Glossary of Terms

AGRICULTURAL BUILDING COSTS

GLOSSARY OF TERMS - EQUIPMENT SECTION

Squeeze Chute	- Funnel type enclosure for restricting and directing the movement of cattle.
Stable Cleaner-Gutter Type	- Equipment for cleaning out manure consisting of an endless belt moving on rollers suspended over gutter in a barn.
Thermal Curtain - Blackout	- Also heat shield/shading curtain - fabric suspended over plants in greenhouses, capable of being drawn so as to block out all light.
Thermal Curtain - Light Reduction	- Also heat shield/shading curtain - fabric suspended over plants in greenhouses capable of being drawn so as to reduce light.
Tie Stall	- A type of stall in which the cow is tied.
Top Unloader Bottom Discharge	- Type of unloader equipment in silos where the unloader empties the grain through a central pipe at the top; the grain is then augered out at the bottom.
Utility Auger	- A portable auger used in grain unloading operations.
Vacuum Pump	- Pump used for transferring milk along pipelines from milker to bulk milk tank.
Water Bowl	- Container providing drinking water for farm animals in a barn.
Waterer	- Equipment fitted with a nipple for providing drinking water.
Water System - Overhead	- A system of overhead watering in greenhouses.
Water System - Spaghetti	- Intensive system of watering, involving large number of pipes and bends in greenhouses.
Weaner Deck	- Raised steel pens for just weaned piglets, having expanded metal decks and flooring.
Weigh Jar	- Vessel in which milk is weighed.

BUILDING COST INFORMATION

TYPE OF BUILDING: _____
 CAPACITY (NO. OF ANIMALS): _____ DATE CONSTRUCTED: _____
 CONTRACTOR OR SUPPLIER: _____
 OWNER: _____ ADDRESS: _____
 BUILDING SIZE: L _____ W _____ H _____ COUNTY: _____

COST

FOUNDATION:	Pole on conc. pad _____ Post conc. encased _____ Continuous shallow footing (Conc.) _____ Continuous wall & footing (Conc./conc.blk.) _____
FLOOR:	Earth _____ 4" _____ 5" _____ Other (Specify) _____ On ground _____ % Slatted _____ % Conc./Metal/Wd/Plastic _____
FRAMING:	Walls: _____ " X _____ "Studs/girts @ _____ " Centres Roof: _____ ' span wood/steel truss/beam @ _____ " Centres _____ " X _____ " wood/steel rafters/ purlins _____
EXT. WALLS:	_____ ga. Galv/col metal with/w/out strapping _____ " conc. block _____ 'ht. _____ " reinf. conc. _____ 'ht. _____ "insul.conc. sandwich panel _____ 'ht
ROOFING:	_____ ga. Galv/col metal with/w/out strapping Asphalt shingles on _____ "plywood sub sheathing _____
INTERIOR:	Walls: _____ metal/plywood/painted with/w/out strapping Ceiling: _____ metal/plywood/painted with/w/out strapping _____
INSULATION:	Walls: R _____ " fibreglass/styro/cellulose Ceiling: R _____ or _____ " fibreglass/styro/cellulose _____
VENTILATION:	Manual/Automatic Cross Flow Inlets Number _____ Diameter _____ Air tubes _____ Number _____ Single/variable speed inlets _____ Number _____ Single/variable speed exhaust _____ Number _____ Combined power inlet/exhaust _____
ELECTRICAL:	_____ amp service _____ Romex/BX/Cond. wiring _____ incandescent/fluorescent/merc. vapour fixtures _____
PLUMBING:	_____ total units (WC's WB etc.) _____ Service lines: plastic/copper/gal. Hot and/or Cold _____
CONTRACTOR AND/OR OWNER BUILT	
SUB TOTAL:	
EQUIPMENT:	Stalls: _____ Pens: _____ Wd/steel/conc. _____ Watering: _____ Bowls, nipples, etc. heated/no heat _____ Feeding Manger: Conc./wd/steel _____ Equipment Type: _____ Milking: _____ gals. tank _____ units _____ Pipeline dump station/Other _____ Parlour: No. _____ In-line/Herringbone/Other _____ Heating: _____ Feed Storage: _____ Manure Storage: _____ Other: _____
TOTAL COST:	

REMARKS: USE OTHER SIDE
 PERSON COLLECTING INFORMATION: _____ TEL. NO. _____



ONTARIO VALUATION
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SUBJECT

Imperial Metric
Conversion Tables

IMPERIAL METRIC CONVERSION TABLES

Some users of this manual may need to work in metric units. A table of conversion factors has been included showing imperial - metric conversions. When the demand warrants it, a metric section will be included in the manual. The metric conversion factors shown below are those used by the Construction Industry.

	TO CONVERT IMPERIAL	TO METRIC	MULTIPLY BY
Length	inches (in.)	millimetres (mm)	25.400
	feet (ft.)	metres (m)	.305
	yards (yd.)	metres (m)	.914
Area	square feet (sq.ft.)	square metres (m ²)	.093
	square yards (sq.yd.)	square metres (m ²)	.836
Volume	cubic feet (cu.ft.)	cubic metres (m ³)	.028
	cubic yards (cu.yd.)	cubic metres (m ³)	.765
	gallons (imp.gal.)	litres (l)	4.546
TO CONVERT METRIC TO IMPERIAL DIVIDE BY THE FACTORS			

Examples

Type I Barn 40'W x 80'L (3,200 sq.ft.)
In Metric 40' x .305 = 12.200 metres W
80' x .305 = 24.400 metres L
12.200 x 24.400m = 297.68 square metres
297.68 (m²) - .093 = 3,200 square feet

Type III Barn 10.675mW x 27.430mL x 4.27mH
Area= 10.675m x 27.430m = 292.815m²
10.675 - .305 = 35'W
27.43 - .305 = 90'L
4.27 - .305 = 14'H
Area= 35 x 90 = 3,150 square feet
Volume= 3,150 sq.ft. x 14 = 44,100 cu.ft. x .028 = 1,234.80 m³
292.815 x 4.27 = 1250.32m³ - .028 = 44.654 ft.³

Liquid Manure Tank 1,273,000 litres
Conversion to Imperial Gallons
1,273,000 - 4.546 = 280,000 Imperial Gallons
(rounded)

